

## AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

**Date and Time:** Tuesday, July 19, 2022, – **5:15 PM**  
**Location:** Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin  
**Member Notices:** R. Nelson, P. Wedekind, R. Franzen, J. O'Neill, T. Kolb, B. Hartup, and M. Boegner.  
**Others Noticed:** T. Pinion, C. Bradley, M Krautkramer, Cliff Bobholz, Jennifer Cabala, Jamie Zajicek, Stan Slaney, Matt Muchow, Max Dvorak, Bjorn Kaashagen, Scott Hewitt, Library, and Media.

### PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

#### 1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve June 21, 2022 meeting minutes.

#### 2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

#### 3. New Business

- a. Request by Wal-Mart for an amendment to their Conditional Use Permit, which was approved on August 17, 1999 and subsequently amended on June 17, 2008 and again on March 15, 2016 to revise the exterior color scheme of the building and modify the signage, located at 920 USH 12.
- b. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development rezoning process for four-duplex buildings as an 8-unit development project on a 1.1-acre site at 1035 Walnut Street by S & T Sunset Properties, LLC.
- c. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development rezoning process for a 33-building, 84-unit development project on a 19.06-acre site on the east side of Waldo Street between Parkside Avenue and Hager Street by KMD Development LLC.
- d. Review and approve a 2-Lot Certified Survey Map for the Baraboo Surgery Center LLC located in a B-3 Highway Oriented Business zoning district at 1203 8<sup>th</sup> Street, being part of the SE1/4 of the NE1/4 of Section 36, T12N, R6E in the City of Baraboo, Sauk County, Wisconsin.

#### 4. Adjournment

Rob Nelson, Mayor

Agenda prepared by Kris Denzer, 355-2730, Ext. 7309  
 Agenda Posted by Donna Griggel on July 13, 2022

**PLEASE TAKE NOTICE**, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

**FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.**

## Minutes of Plan Commission Meeting June 21, 2022

**Call to Order** – Mayor Nelson called the meeting of the Commission to order at 5:15 PM.

**Roll Call** – Present were Mayor Nelson, Phil Wedekind, Roy Franzen, Jim O’Neill, Tom Kolb, Barry Hartup, and Matthew Boegner.

Also in attendance were Tom Pinion, Casey Bradley, Todd Page Harry Allen, Carla Cady, Clint Hutchins, and Brent Bellini

### **Call to Order**

- a. Note compliance with the Open Meeting Law. Mayor Nelson noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Wedekind, seconded by Kolb to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Kolb, seconded by Wedekind to approve the minutes of the May 17, 2022. Motion carried unanimously.

**Public Invited to Speak** *(Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)* – Carla Cady spoke on behalf of the Baraboo Country Club. She said that the Country Club has concerns regarding the proposed development on Lake Street as to lot lines, stormwater, and natural areas. She said the hope is that the Commission gives some direction to the development project to consider very seriously some of the stormwater issues. She stated that several of developments around the Country Club in the last number of years, the stormwater has been directed “over the Country Club land Draper Creek”, and that direction has been affecting our ability to perform our golf business.

Clint Hutchins, Country Club General Manager then addressed the Commission. He said that the runoff issue is a concern, not just in abnormal storms. He said with Draper Creek coming through the middle of the course, it affects 9 out of 18 holes, and it affects a few areas that are worse than others. He said that the over land access is the issue in the few different plans that they have seen for development around the golf course. He did say that they are in favor of having more housing along the golf course.

### **Public Hearings**

- a. Public Hearing regarding the proposed amendment of boundaries and project plans for Tax Incremental District No. 8 (See the Public Hearing Notice which was published on June 14, 2022). There being no speakers, the hearing was declared closed.
- b. Public Hearing regarding the proposed amendment of boundaries and project plans for Tax Incremental District No. 11 (See the Public Hearing Notice which was published on Jun14, 2022). There being no speakers, the hearing was declared closed.

### **New Business**

- a. Consideration and possible action on “Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 8, City of Baraboo, Wisconsin”. – Harry Allen, Ehlers address the Commission regarding the proposed amendments to TID 8 and TID 11. He said both the TIF currently exist, and they are doing similar amendments to both. He said that they are amending the boundaries and also the project costs. He explained how TID Districts work. Allen presented the existing TID 8 and the proposed addition of parcels, and project costs. Administrator Bradley said that the proposed improvements for this particular project has been addressed through a developer’s agreement. He said it is a 3-party development. He said the developer’s agreement requires the developer to put in \$7,000,000 of new assessed value, and at that point the City becomes eligible for reimbursement for the infrastructure costs. He said that this particular development project on the north side of Mine will be 59 duplexes, on the south side there will be roughly 57 single-family houses, targeted toward entry-level housing. He said there will also be an area with work-force, moderate income housing, and also approximately 160 apartment units. He said on the commercial property through the developer’s agreement a restriction was put on that basically it can be developed with anything allowed by the zoning; however, nothing can be put on there until the developer procures a food service provider in that area, whether it be a grocery store, convenience store, they would have to provide the basic food staples. TID increments were then explained.

Allen then presented TID 11 saying that they are amending the boundaries and project costs. He said that TID 11 is right off US Hwy 12 in the southwestern part of the City. He said that approximately 151 acres will be added and \$27,000,000 of project costs. Allen stated that this is a mixed use district. Administrator Bradley presented background of the existing TID 11. He said that he is projecting \$75,133,700 in the proposed area. He said that the 54-acres that is on the other side of US Hwy. 12 that is in the City limits does have a developer that it interested in developing the entire 54-acres, which will be mixed use, a combination of housing and commercial. Allen then presented a detailed explanation of anticipated project costs, life of the TID, tax increment that will be collected, and developer incentives. Bradley gave the history of the TID Districts. He said the intent was to get redevelopment in the river corridor, which is happening with the 3 Amigos project. He said the City as acquired 103/105 Walnut, those facilities will be razed. He went on to say that there is an overall plan to create a park, extend the riverwalk across Walnut, and then ultimately getting another pedestrian bridge across the river to connect with downtown. He said that the City has an agreement from both Congresswoman Tammy Baldwin and Congressman Pocan that they are going to put in for \$500,000 of Federal Legislation to help fund the connection from riverwalk up to the downtown area.

It was moved by Wedekind, seconded by Kolb to recommend approval of the Resolution to amend the proposed TID boundaries for TID 8 and proposed project plan. On roll call for the motion, Ayes – Wedekind, Franzen, O'Neill, Kolb, Hartup, Boegner, and Nelson. Nay – 0, motion carried 7-0.

- b. Consideration and possible action on “Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 11, City of Baraboo, Wisconsin”. – Kolb moved to recommend the Resolution to amend the boundaries and project plan for TID 11. Wedekind seconded the motion. On roll call vote the motion, Ayes – Franzen, O'Neill, Kolb, Hartup, Boegner, Nelson, and Wedekind. Nay – 0, motion carried 7-0.
- c. Review Zoning Code regulations for Short-Term Rentals relative to allowable occupancy and qualifications for Property managers – Pinion presented the background for this item. He said that there were some concerns regarding current regulations and how occupancy limits were established, and also the qualifications for the property manager. The Commission then discussed (4) Property Manager(b)ii. Pinion said that anyone has the right to appeal a decision made. Nelson would rather see it that someone can be a property manager unless something flags them in a background check. O'Neill felt that if a person was ever convicted of violence against another person should not be able to be a property manager, and would have to appeal the decision. Franzen feels that it should be eliminated. Pinion then explained the appeals procedure. It was the consensus of the Commission to find wording for a positive background check, rather than prohibition. The Commission then discussed (5) Operation of Short-Term Rentals(c)iv regarding number of occupants. Pinion said that the Uniform Dwelling Code is more lenient than what exists in Chapter 7. He said there are two measurements the first is one full bathroom for every 4 occupant. Measurement two is based on the amount of habitable area in the residence, it is 150 square feet for the first occupancy and then 100 square feet for every other occupant. He said that our Housing Code adds a third tier for comparison sake, a little more lenient, only requires 75 square feet for the third and all subsequent occupants. He said that is another related requirement that there is sufficient off-street parking, one stall for every four occupants. Nelson feels if the structural square footage space is limiting how many people can be in a building, he thinks it is up to the renters what they need for their bathrooms. Administrator Bradley cautioned the Commission on some of the properties are on septic systems and do not have sewer and feels that it should somehow be segregated. Bradley said that there are others codes that have language for this issue. He said language could be inserted in that the bathroom rule would kick in only if on a septic system. Nelson suggested adding if the home is one septic, you are also subsection to a restriction of no more than four people per full bathroom. The Commission felt that would be acceptable. It was the consensus of the Commission that this could be sent to Council with staff making the changes based on comments made. O'Neill moved to direct staff to make changes that were talked about and recommend forwarding to Council. Kolb seconded. Franzen asked for verification of the modifications. Pinion said that Under (4)(b)ii – language would be replaced with the requirement for a background check conducted by the Police Department. 7(a) the requirement for no more than four occupants per full bathroom is going to apply to facilities that are served by septic systems, for all others served by municipal sanitary sewer it would be Section b, and there will be no change to c, the on-street parking if required. On roll call for the motion, Ayes - O'Neill, Kolb, Hartup, Boegner, Nelson, Wedekind, and Franzen. Nay – 0, motion carried unanimously.

- d. Review and recommend amending the 2008 Cooperative Plan and Boundary Agreement between the City of Baraboo and the Town of Greenfield to rescind Section VI of said Agreement – Pinion presented background to the Commission. He stated that the Town of Greenfield does not want to have any authority over this property anymore. Pinion said if there is no objection the simplest way to do it would be to amend the agreement to rescind Section VI. It was moved by Wedekind to forward to Council with a recommendation to rescind Section VI of the agreement. Boegner seconded the motion. On roll call vote for the motion, Ayes – Kolb, Hartup, Boegner, Nelson, Wedekind, Franzen, and O’Neill. Nay – 0, motion carried unanimously.
  
- e. Review a General Development Plan/Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for Devil’s Lake Townhomes, LLC for a three-building, 29-unit townhouse development project on Lots 1, 2 and 3 of CSM No. 7161, located on the west side of Lake Street between Well No. 7 and Lot 1 of Springbrook Hills Subdivision – Pinion presented the background for the proposal. He said it is the same footprint as last time; however, they did modify the elevations because the topography of the site proved to more challenging than anticipated. He said the original at grade would have required several series of retaining walls. Pinion explained the Stormwater Management. Pinion said that the Stormwater Management Plan and Landscaping Plan have not yet been submitted. It was stated that lighting would be on building. It was the consensus of the Commission that the landscaping and stormwater plan be brought to the Commission for review. Kolb moved to forward to Council for a public hearing and recommendation to approve the GDP/SIP contingent upon the stormwater plan and landscaping plan to be reviewed and approved by the Plan Commission. O’Neill seconded the motion. On roll call vote for the motion, Ayes -

**Adjournment** - It was moved by Wedekind, seconded by Boegner to adjourn at 6:32 p.m. Motion carried unanimously.

Rob Nelson  
Mayor



**PLAN COMMISSION ITEM SUMMARY**  
**July 19, 2022**

**SUBJECT: REQUEST BY WAL-MART FOR AN AMENDMENT TO THEIR CONDITIONAL USE PERMIT, WHICH WAS APPROVED ON AUGUST 17, 1999 AND SUBSEQUENTLY AMENDED ON JUNE 17, 2008 AND AGAIN ON MARCH 15, 2016, TO REVISE THE EXTERIOR COLOR SCHEME OF THE BUILDING AND MODIFY THE SIGNAGE, LOCATED AT 920 USH 12.**

**SUMMARY OF ITEM A:** Wal-Mart was originally granted a CUP in 1999. It has been amended four times: February 20, 2001; September 4, 2001; June 17, 2008; and again on March 15, 2016. The most recent amendment changed the exterior building colors from brown and tan to gray and blue and modified the signage on the building. This request is to modify the exterior building colors slightly and update the on-premise and on-building signage. Colored renderings of the proposed changes are included in the packet on page 15, and for comparison sake, I included the colored building elevations of their 2016 revisions on page 16.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

**ACTION: Approve / Deny Conditional Use Permit Amendment (with certain conditions?)**

**SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PLANNED DEVELOPMENT REZONING PROCESS FOR FOUR-DUPLEX BUILDINGS AS AN 8-UNIT DEVELOPMENT PROJECT ON A 1.1-ACRE SITE AT 1035 WALNUT STREET BY S & T SUNSET PROPERTIES, LLC.**

**SUMMARY OF ITEM B:** This is only the review of a concept plan. Should this project proceed, it will be a PUD with a full GDP/SIP submittal that will be carefully reviewed by the Commission at a future date.

This 1.6-acre (69,696 sq ft) site was formerly occupied by a single-family home has since been razed. The existing zoning classification is R-3, Three- and Four-Family Residential and the permitted uses in that district include single-family dwellings, duplexes, three unit multifamily residential and four unit multifamily residential buildings. The developer has provided a preliminary site plan and supporting documentation to develop this property with four duplex building for a total of 8 units. The minimum lot size requirement for a duplex in the R-3 zoning district is 8,500 sq ft for each duplex or 34,000 sq ft for all four duplexes, which equate to roughly half of the density they could otherwise be allowed. The topography of the site slopes from north to south so a single, central shared driveway does not lend itself well to this site; accordingly, two shared driveway are proposed, each serving four units.

The trapezoidal shape and topography of this site make it very challenging to orient the building to meet the setback requirements with unit size the developer would like to construct so it seems the best way to allow the desired side yard and rear yard setbacks is with a PUD Zoning Overlay. If favorable reviewed, the developer would need to provide a full site plan submittal with the GDP/SIP including a landscaping plan and storm water management plan. The owners of the neighboring condominium property to the south are very concerned about storm water runoff onto their property, which the developers are keenly aware of.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

**ACTION: Provide informal feedback relating to the proposed land division. No formal action is necessary and any feedback you care to offer is non-binding.**

**SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PLANNED DEVELOPMENT REZONING PROCESS FOR A 33-BUILDING, 84-UNIT DEVELOPMENT PROJECT ON A 19.06-ACRE SITE ON THE EAST SIDE OF WALDO STREET BETWEEN PARKSIDE AVENUE AND HAGER STREET BY KMD DEVELOPMENT LLC.**

**SUMMARY OF ITEM C:** This is only the review of a concept plan. Should this project proceed, it will be a PUD with a full GDP/SIP submittal that will be carefully reviewed by the Commission at a future date.

This 19.06-acre site is located on the east side of Waldo Street between Hager Street and Parkside Avenue. The existing zoning classification is A-1 Agricultural Transition. The developer hopes to build an 85-unit condominium development on this property using a mixture of 2- and 3-unit buildings, with an interior network of private roadways. The developer intends to install the sanitary sewer, water main, and storm sewer to the City's standard specification with an expectation to dedicate these utilities to the City for their maintenance and operation.

The developer could attempt to rezone the property to an R-3 Three- and Four-Family Residential and the permitted uses in that district include single-family dwellings, two-family dwellings, three unit multifamily residential and four unit multifamily residential buildings and subdivide it in accordance with the provision of the City's Chapter 18 Subdivision and Platting ordinance since the City regulates condominium developments the same as subdivisions. As part of the staff review of this proposed project, the developer indicated a preference to follow the planned unit development process and have the property zoned with a Planned Development Zoning Overlay. This approach actually gives the City a higher degree of control compared to the alternative.

The City Council approved a Development Agreement with KMD Development LLC at their July 12<sup>th</sup> meeting and there was a lot of public comment about this project citing concerns primarily related to traffic and storm water runoff. The developer would like to proceed with a PUD Overlay Zoning and has provided a detailed description and conceptual site layout plan and supporting documentation detailing their proposed development that is included in the Packet.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

**ACTION:** Provide informal feedback relating to the proposed land division. No formal action is necessary and any feedback you care to offer is non-binding.

**SUBJECT: REVIEW AND APPROVE A 2-LOT CERTIFIED SURVEY MAP FOR THE BARABOO SURGERY CENTER LLC LOCATED IN A B-3 HIGHWAY ORIENTED BUSINESS ZONING DISTRICT AT 1203 8<sup>TH</sup> STREET, BEING PART OF THE SE1/4 OF THE NE1/4 OF SECTION 36, T12N, R6E IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEM D:** The owners of this existing 0.59-acre lot are simply dividing their existing lot into two lots, one for each of the two existing buildings, as shown on the CSM included in the packet.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 18.06 – *Certified Survey Map*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

**ACTION:** Approve / Conditionally Approve / Deny CSM

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Insp. Certified	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Plan Meeting Action	_____

**City of Baraboo**  
**101 South Blvd.**  
**Baraboo, WI 53913**  
 (608) 355-2730 phone  
 608 355-2719 fax

## APPLICATION FOR CONDITIONAL USE PERMIT

(A non-refundable fee must accompany this application upon filing. -\$250 if public hearing required, or \$100 if no public hearing required.)

### FOR TREASURER USE ONLY

Receipt # \_\_\_\_\_

Account # 100-22-4440

Date of Petition: July 1st, 2022

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

Wal-mart Real Estate Businss - PO Box 8050 MS 0555 - Bentonville, AR 72716

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

Kevin Spurgeon - LK Architecture - Architect

3. Address of site: 920 Hwy 12 / 920 State Rd 136

4. Tax parcel number of site: 3426-21000

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):

City of Baraboo Wal-mart Subd Lot 1 esc com nw cor-N8915'24" E 135' -S51 42'42" W 25.29'-S2 8'5" W 150.16' -22 49' 38" W

272.33' to W LI SD Lot 1 & W LI NE S@-N0 32'14"W 415' to POB 21.49A M/L (PRT NE SW 3-11-6) (S/Access ease per D-756415 &

D-1113754

6. Present zoning classification: B3

7. Requested conditional use: Painting of exterior of the building. the existing brick will not be painted. CMU, EIFS, exposed metal will be painted. Updating existing signage with changing and adding signage.

8. Brief description of each structure presently existing on site:

One 183,000 SF store. Brick, EIFS, CMU with lexan canopy at Live Goods Garden Center.

9. Brief description of present use of site and each structure on site:

The use of the site is a grocery store with home goods, pharmacy, garden center and auto care center.

10. Brief description of any proposed change in use of structures if request for conditional use is granted: (include change in number of employees on site)

No proposed change in use.

11. The following arrangements have been made for serving the site with municipal sewer and water:

Water and sewer services to the site are existing.

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site (see section 17.37(3)(a) of City Code.)

See attached.

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

- Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

The cover letter in it's entirety address the standards set forth in the City Zoning Code.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

Dated this 30 day of June, 20 22.

DocuSigned by:  
Richard Goff

Property owner

Property owner

I certify that that I have reviewed this application for completeness.

Date: \_\_\_\_\_ Zoning Administrator: \_\_\_\_\_



**LK Architecture**

**Inspire. Create. Achieve.**

345 Riverview, Suite 200  
Wichita, Kansas 67203  
**T** 316.268.0230  
**F** 316.268.0205  
lk-architecture.com

07/01/2022

Tom Pinion  
City of Baraboo  
101 South Blvd.  
Baraboo, WI 53913

Subject: Narrative for Conditional Use Permit (CUP)  
Walmart Store 1396 (Baraboo) Project No. 21167  
920 State Road 136

Mr. Pinion,

Good morning. On behalf of Walmart Stores Inc., LK Architecture, as an authorized agent, present for your consideration, a Conditional Use Permit (CUP) Application for Walmart Store 1396 located at 920 State Road 136 Baraboo, WI.

Please reference the following responses:

## **1. APPLICANT INFORMATION**

APPLICANT: Kevin Spurgeon/Authorized Agent for Walmart Stores, INC.

ADDRESS: LK Architecture 345 Riverview Suite 200 Wichita, KS 67203  
E-MAIL: kspurgeon@lk-architecture.com

PHONE: (316)268-0230 x 357 FAX NO. (316)268-0205

## **2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Walmart Stores, INC.

ADDRESS OF PROPERTY AFFECTED: 920 State Road 136

LEGAL DESCRIPTION: Retail

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Grocery foodstuffs and general merchandise, auto center, online grocery pickup and garden center.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE:

None

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE:

**Requested Exterior Paint is as follows:**

Reference Exterior Elevations Sheet A2. As part of Walmart's Brand Identity Program, Walmart is providing consistency and brand alignment across all store and project types. Their new Brand Identity Program provides a cohesive, unified design to compliment a consistent shopping experience. Moving away from earth tones, Walmart is utilizing a gray color scheme for all stores receiving updated branding and paint, as well as Walmart blue for their primary brand color for key destinations on the building. Any brick associated with the building will not be painted, but concrete masonry units and exterior insulation finish systems (EIFS) have been updated to receive a color change.

## **1. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

**How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Baraboo's Comprehensive Master Plan?**

Response: The proposed conditional use is updating the look and feel of the Walmart store by updating the paint colors on the building, both exterior and interior. The store already has the gray paint scheme. We are updating the placement of the blue paint on the store along with repainting of the gray color scheme. The new signage reduces the overall footprint of signage by approximately 30%, and further enhancements include updated wayward or



directional signage to help individuals find key destinations, such as the new parking area associated with the online grocery pickup area as well as the Auto Care area.

**Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?**

Response: The conditional use does not have any adverse impact on nearby property, character of the neighborhood, environment, traffic, parking, public improvement, public property, or rights-of-way. If anything, it is taking the online grocery pickup parking out of the main flow of parking lot traffic and moving it closer to the dispensing area. Adjacent zoning and land use conditions are the same per the old Conditional Use Permit.

**How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?**

Response: The conditional use is bringing the exterior paintable material colors and signage up to date on the building to make it more appealing to people in a public sense.

**Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.**

Response: The location of the proposed conditional use is adequately served by utilities and services provided by public agencies.

#### **4. NAMES AND ADDRESS (Indicate N/A for “Not Applicable” items)**

**OWNER OF SITE:** Walmart R.E. Bus. Trust

ADDRESS: 702 SW Eighth St, Bentonville, AR

E-MAIL: kspurgeon@lk-architecture.com

**ARCHITECT:** LK Architecture (Architect of Record) for Walmart Stores.  
**ADDRESS:** 345 Riverview Suite 200 Wichita, KS 67203

**CONTRACTOR:** To Be Determined  
**ADDRESS:** NA  
**E-MAIL:** NA

- **How many wall signs to be added/removed?**

Requested Building Wall Signage is as follows. Nine additional signs have been requested with the overall square footage of all signs being reduced:

**Front**

1. Replace Grocery sign (25.63 sf) for new Grocery sign (17.71 sf)  
Reduction in square footage by (7.92 sf). Reference 3/A2.1
2. Replace Walmart Linear Font and Spark (298.00 sf) with new Walmart "Badge" (115.67sf)  
Reduction in square footage by (182.33 sf). Reference 1/A2.1
3. Replace Pickup/Spark sign (66.76sf) with new Pickup> (40.83sf)  
Reduction in square footage by (25.93sf) Reference 13/A2.1
4. Replace Home & Pharmacy for new Home & Pharmacy  
(0sf neutral). Reference 2/A2.1
5. Replace Outdoor Living sign (49.47sf) for Outdoor sign (20.50sf)  
Reduction in square footage by (28.97sf). Reference 4/A2.1
6. Replace Auto Center> sign (34.50sf) for Auto Care> sign (16.25sf)  
Reduction in square footage by (18.25sf). Reference 6/A2.1
7. Subway Tenant signage to remain.
8. Add Walmart Store address sign.  
(0sf neutral) Reference 17/A2.1

**Side**

1. Replace Auto Center sign (31.47sf) for new Auto Care sign (24.65sf)  
Reduction in square footage by (6.82sf). Reference 5/A2.1

2. Replace (2) Tire signs (4.66sf total) for (2) new Tire signs (4.66sf)  
Add two new Tire signs (4.66sf). Increase square footage by 4.66 sf  
Reference 9/A2.1
3. Replace (2) Lube sign (2.98sf) for (2) new Oil Change signs (13.84sf)  
Increase in square footage by (10.86sf). Reference 8/A2.1
4. Add (6) Auto Care Numerals (Numbers 1-6 at 29.46sf total)  
Increase in square footage by (29.46sf). Reference 7/A2.1

### **Monument Signs**

1. Replace Walmart existing cabinet face with new Walmart cabinet face  
Typical of two. (0 sf neutral)

### **Summary of Signage Schedule on Sheet A2.1:**

Total number of existing Walmart building signs is 12 (583.46sf)

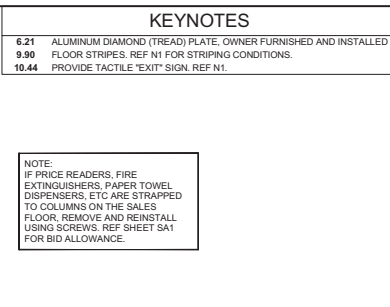
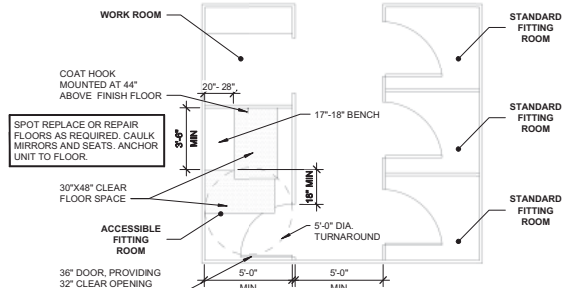
Total number of existing monument signs is 2 (Walmart).

Total number of additional Walmart building signs requested 9.

Six are the Auto Care Numerals 1-6, two additional Tire signs and one Address.

Total reduction in sf is 216.56 sf





**NOTE:**  
IF PRICE READERS, FIRE  
EXTINGUISHERS, PAPER TOWEL  
DISPENSERS, ETC ARE STRAPPED  
TO COLUMNS ON THE SALES  
FLOOR, REMOVE AND REINSTALL  
USING SCREWS. REF SHEET SA1  
FOR BID ALLOWANCE.

## SHEET NOTES

1. ENSURE ALL EXISTING WALL, STANDARDS AND HALF GONDOLAS TO REMAIN ARE SECURE TO WALL.
2. RELOCATE AND/OR INSTALL PREFABRICATED CASH WRAPI(S) FOR CHECKOUTS AND SERVICE COUNTERS. CHALK BASE TO FLOOR WHEN LOCATION IS FINALIZED.
3. RELOCATION AND SETUP OF GONDOLAS AND/OR RACKING AS INDICATED ON FXS SHEETS WILL BE PERFORMED BY OTHERS. ANCHORING OF UPRIGHTS TO BE PERFORMED BY GENERAL CONTRACTOR.



**LK**  
**LKArchitecture, Inc.**  
 945 RIVERVIEW, WICHITA, KS 67203  
 T 316-268-0230 F 316-268-0295

**STIPULATION FOR REUSE**

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: **BARRABO, WI**

IT IS TO BE USED CONTEMPORANEOUSLY WITH ITS SCALE AND DATE AND IS NOT TO BE REPRODUCED OR USED ON ANY OTHER PROJECT SITE OR AT A LATER TIME. USE OF THE DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE LICENSED ARCHITECT AND ENGINEER IS PROHIBITED. REUSE OF THIS DRAWING FOR REPRODUCTION OF THIS DRAWING FOR USE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

CONSULTANTS	
-------------	--

**Walmart\***  
**BARABOO, WI**  
920 STATE ROAD 136  
STORE NO: 01356

[illegible]

CHECKED BY:	SAM, JEH
DRAWN BY:	EME, KLZ
PROTO CYCLE:	12/17/21
DOCUMENT DATE:	03/11/22

**IMPORTANT NOTICE:**  
THIS DRAWING SHALL  
**NOT** BE USED FOR  
CONSTRUCTION  
UNLESS SEALED,  
SIGNED AND DATED BY  
THE LICENSEE IN  
RESPONSIBLE CHARGE  
(AOR/EOR).



WISCONSIN  
DENNIS D. SMITH  
A-2036  
RECHITA KANGAS  
RECHITA

MAY 06 2022

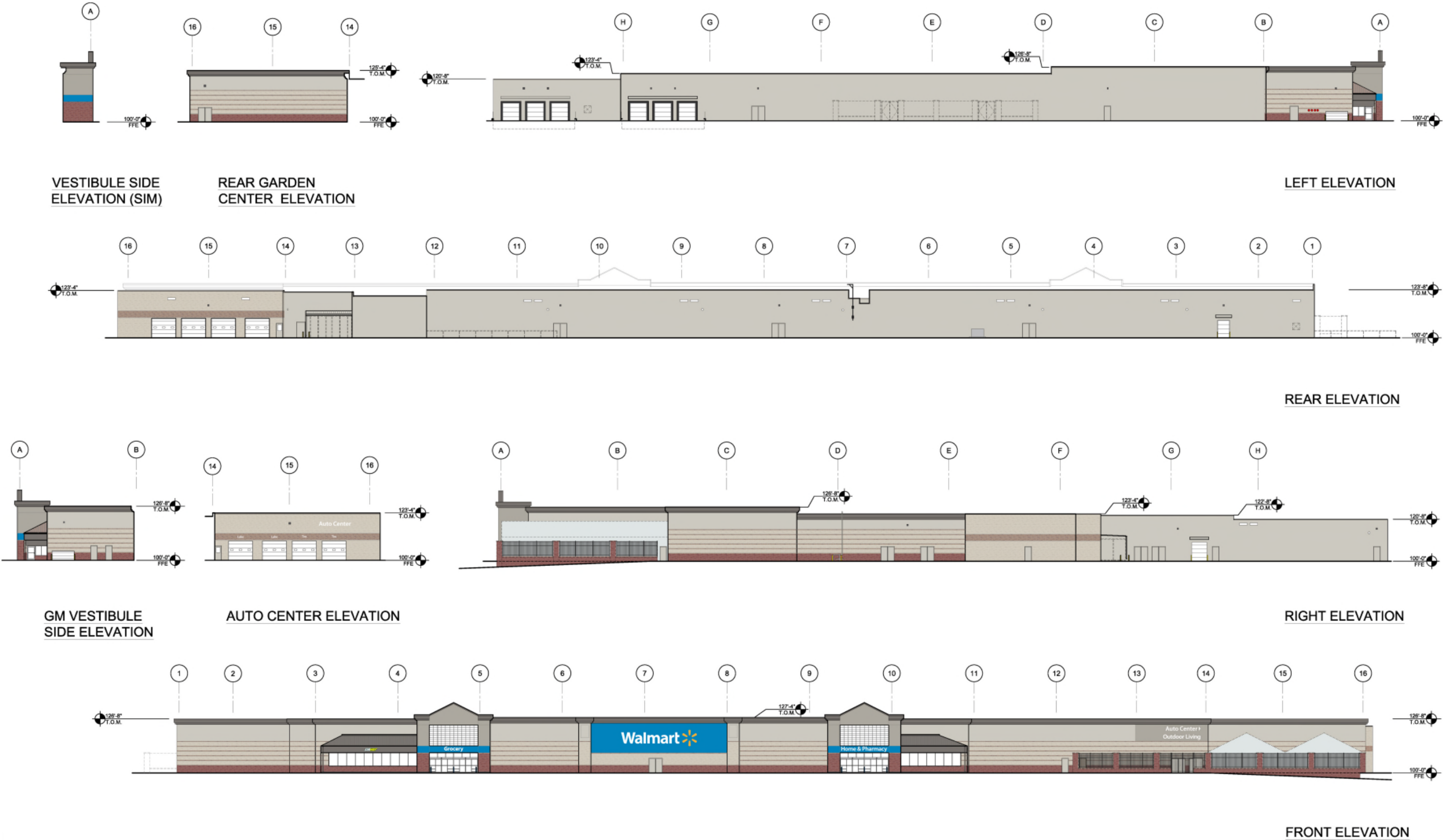
## FLOOR PLAN

SHEET:  
A1





FOR COMPARISON SAKE, THIS IS THE COLOR SCHEME APPROVED IN MARCH 2016

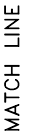


SIGNAGE GENERAL NOTES						EXISTING SIGNAGE SCHEDULE						PROPOSED SIGNAGE SCHEDULE							
(FOR REFERENCE ONLY)						(FOR REFERENCE ONLY)						(FOR REFERENCE ONLY)							
1. SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY GC.						SIGNAGE LOCATION						SIGNAGE LOCATION							
2. ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE GC SIGN COMPANY IS ONSITE. THE EXISTING SIGNAGE WILL THEN BE REMOVED, PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS, AND NEW SIGNAGE WILL BE INSTALLED PER PLANS.						QTY	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA		QTY	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA			
A. A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND NEW SIGNAGE IS INSTALLED.						FRONT SIGNAGE						FRONT SIGNAGE							
B. TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5'X25').						1	WHITE	5'-0"	298.00	SF	298.00	SF	1	WHITE	2'-1"	22.57	SF	22.57	SF
C. EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE.						1	YELLOW	8'-0"	25.63	SF	25.63	SF	1	YELLOW	10'-3"	93.10	SF	93.10	SF
3. GENERAL CONTRACTOR RESPONSIBILITIES:						2	WHITE	2'-0"	61.85	SF	61.85	SF	1	WHITE	2'-0"	60.53	SF	60.53	SF
A. BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 01255. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.						1	WHITE	2'-0"	49.47	SF	49.47	SF	1	WHITE	2'-0"	17.71	SF	17.71	SF
B. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE. REFER TO SIGN DETAILS FOR LIGHTED ID LOGO SIGNS.						1	WHITE	2'-0"	34.50	SF	34.50	SF	1	WHITE	1'-0"	16.25	SF	16.25	SF
C. PROVIDE JUNCTION BOXES AND CIRCUITRY TO NEW "Walmart" and "spark" SIGNAGE. EXISTING (B) BOXES FROM "WAL-MART" SIGNAGE MAY BE REUSED.						TOTAL FRONT SIGNAGE						TOTAL FRONT SIGNAGE							
D. INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILINGS IF REQUIRED BY RELOCATION OF EXISTING TENANT SIGNAGE.						1	WHITE	2'-0"	31.47	SF	31.47	SF	1	WHITE	2'-0"	24.65	SF	24.65	SF
E. VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE. REFER TO ELECTRICAL.						1	WHITE	1'-0"	3.13	SF	3.13	SF	1	WHITE	2'-6"	4.91	SF	29.46	SF
F. MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE.						TOTAL AUTO CENTER SIGNAGE						TOTAL AUTO CENTER SIGNAGE							
G. REMOVE ALL LIT ID LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS.						1	WHITE	1'-0"	3.13	SF	3.13	SF	6	WHITE	2'-6"	4.91	SF	54.11	SF
						TOTAL BUILDING SIGNAGE						TOTAL BUILDING SIGNAGE							
						1	WHITE	2'-0"	31.47	SF	31.47	SF	1	WHITE	2'-6"	4.91	SF	301.49	SF
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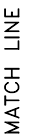




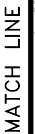




## DEMOLITION PLAN



## SITE CONSTRUCTION PLAN



## DEMOLITION PLAN



## SITE CONSTRUCTION PLAN

### SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
- (B) EXISTING STOP SIGN TO BE REMOVED.
- (C) EXISTING SIGN POST AND BASE TO BE REMOVED.
- (D) ~~EXISTING SIGN POST AND BASE TO REMAIN.~~
- (E) EXISTING CROWLBACK STRIPING TO BE REMOVED.
- (F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
- (G) EXISTING CENTERLINE STRIPING TO REMAIN AND BE REPAINTED.
- (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
- (J) NEW 30"x30" STOP SIGN.
- (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (L) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE YELLOW STRIPES.
- (M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° ± 2"-0" O.C.
- (N) NEW CROWLBACK MARKINGS – 6" WIDE PAINTED WHITE STRIPES PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPES PARALLEL ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROWLBACK SHALL BE RE-STRIPPED.
- (P) LIMITS OF SCAL, APPLY SCAL OVER LENGTH WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SCAL.
- (Q) NEW 4" WIDE PAINTED YELLOW STRIPES – 6" LONG WITH 18" CAPS.
- (R) EXISTING STOP BAR/STOP TEXT PAVEMENT MARKINGS/DOUBLE YELLOW STRIP TO BE REMOVED.
- (S) NEW OPEN ARROW PAVEMENT MARKINGS.
- (T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.
- (U) ~~EXISTING FIRE LANE STRIPING AND/OR YELLOW STRIPING TO REMAIN/DE-REPAINTED.~~
- (V) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPING AND/OR SINGLE WHITE.
- (W) EXISTING STOP SIGN TO REMAIN/BE REUSED.
- (X) ~~EXISTING STOP SIGN TO BE OASSED TO MATCH CURRENT DETAILS/SUBMITTALS.~~
- (Y) ~~EXISTING SIGN POST AND BOLLARD TO BE REPAINTED.~~
- (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.

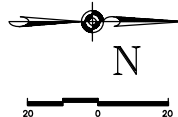
- ~~(B) EXISTING POKUP PAVEMENT MARKINGS TO BE REMOVED~~
- (B) NEW 30'x30" STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASE.
- ~~(C) NEW PICK-UP CROSSWALK MARKINGS-SEE DETAIL~~
- ~~(C) EXISTING ISLAND STRIPING TO BE REMOVED~~
- ~~(C) NEW CHANNELIZATION AND PICK-UP DOOR-SEE DETAIL~~
- (C) EXISTING STOP PAVEMENT MARKINGS, "STOP" TEXT AND/OR "ONLY TEXT" TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
- (H) EXISTING CROSSWALK TO REMAIN/BE REFRESHED.
- ~~(I) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS~~
- ~~(I) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN/BE REVISED~~
- ~~(M) NEW TRAFFIC FROM THE LEFT DOES NOT STOP PLaque~~
- ~~(M) NEW TRAFFIC FROM RIGHT DOES NOT STOP PLaque~~
- ~~(M) NEW ONCOMING TRAFFIC DOES NOT STOP PLaque~~
- ~~(M) NEW CROSS TRAFFIC DOES NOT STOP PLaque~~
- (I) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
- (U) EXISTING 4" WIDE DOUBLE YELLOW AND/OR WHITE SINGLE STRIPE TO REMAIN/BE REFRESHED/EXTENDED AS INDICATED ON PLAN.
- ~~(W) NEW SOLID ARROW PAVEMENT MARKING~~
- ~~(X) EXISTING NO-PARKING FIRE LANE LANE SIGN TO REMAIN~~
- (X) EXISTING POKUP GRAPHIC AND GRASS PAVEMENT MARKINGS TO REMAIN (NOT TO BE REVISED)
- ~~(Z) EXISTING POKUP SIGN TO REMAIN~~
- ~~(Y) EXISTING YELLOW STRIPING TO BE REFRESHED~~
- (T) TRIM TREES AS NEEDED TO ALLOW FOR SIGN VISIBILITY.
- ~~(C) EXISTING ISLAND STRIPING TO BE REMOVED~~
- ~~(B) EXISTING PAVEMENT MARKING TO BE REMOVED-DE-BLASTING/~~

NOTES TO CONTRACTOR:

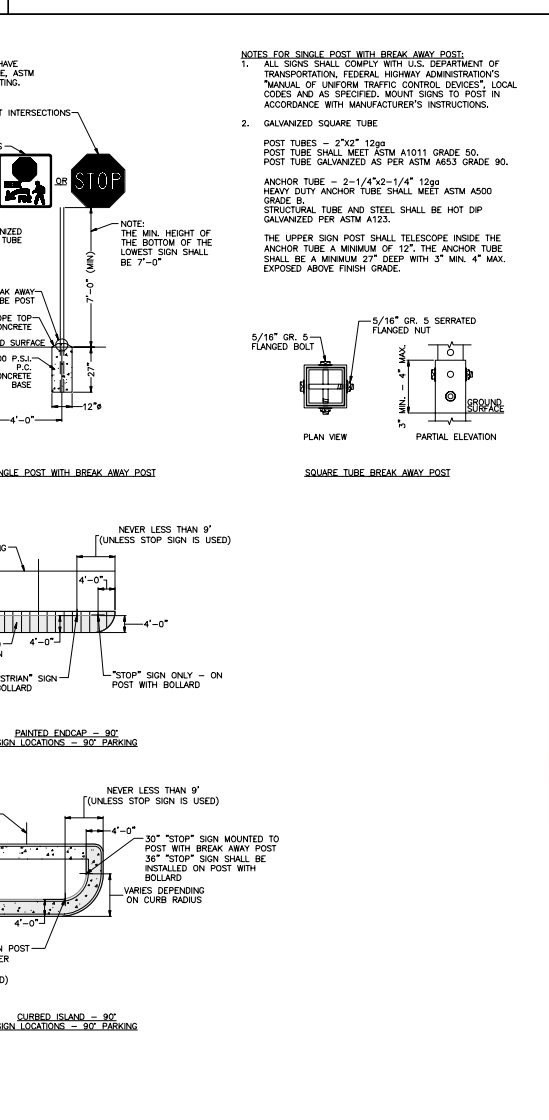
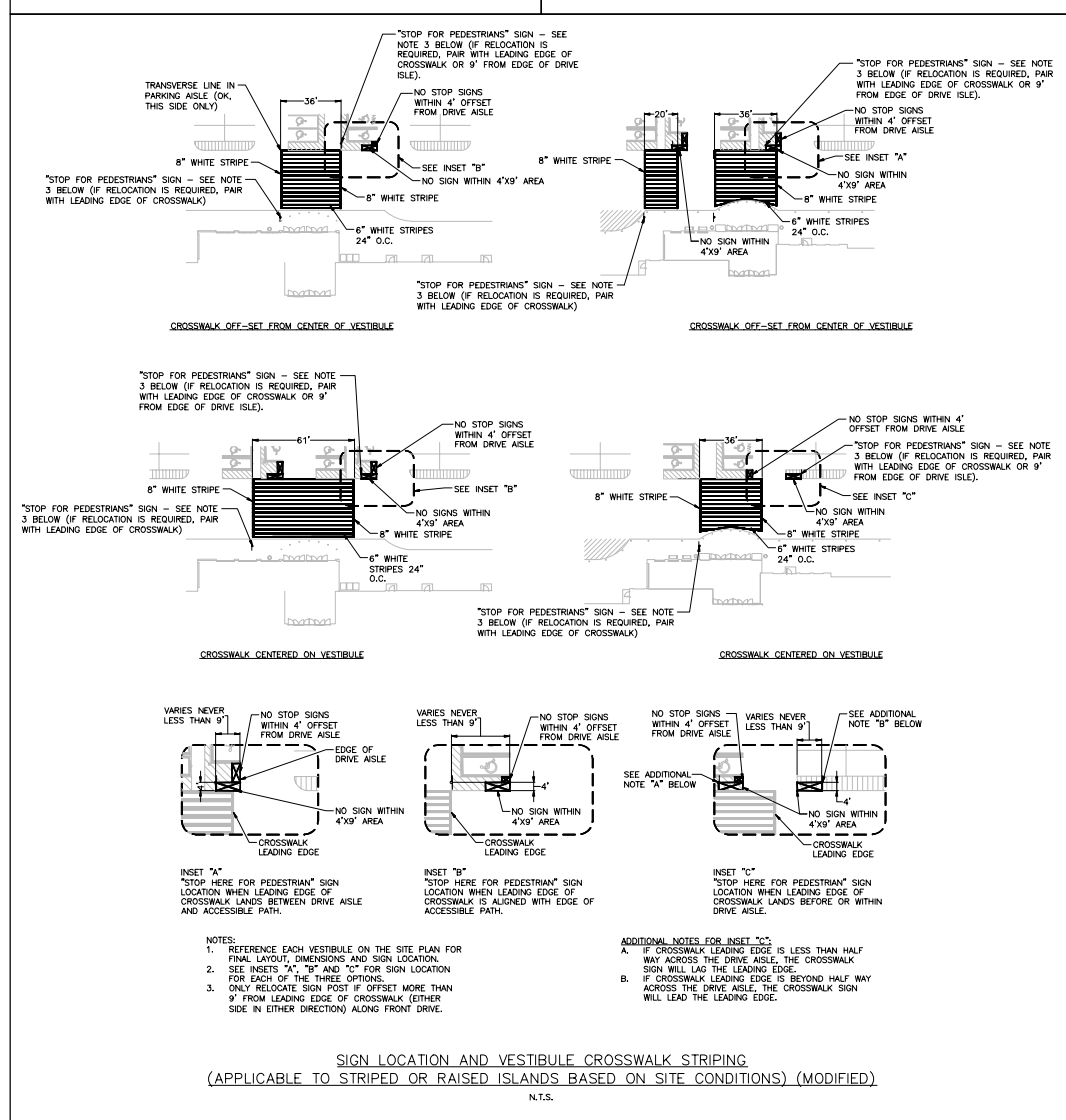
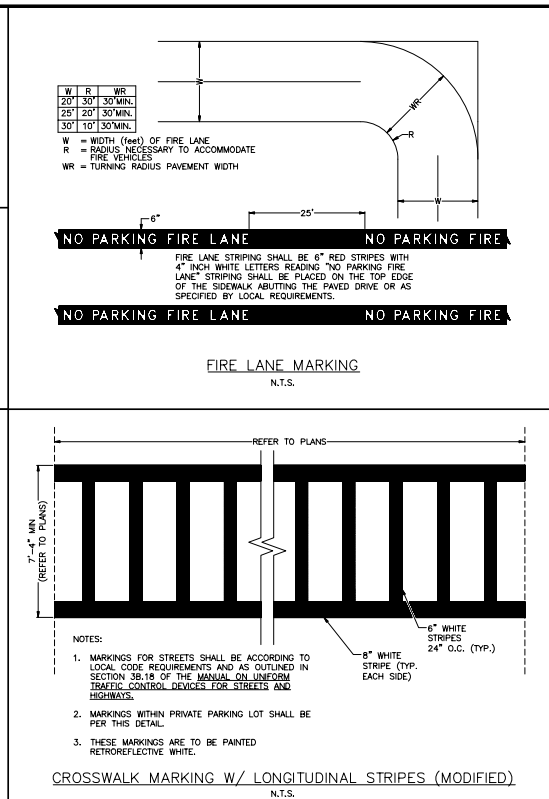
1. REFERENCE SITE CONSTRUCTION PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
2. PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHOUE AND PEDESTRIAN CONTROL.
3. WHEN SHOWN, EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT ALONG THE BBR (BUILDING FRONTAGE ROAD) SHALL BE REMOVED BY SODA BLASTING OR DISTRESS BLASTING, REMOVE ANY DIRECTIONAL, ARROW OR STOP BARS/TEXT THAT ARE NOT CORRECTLY SHOWN OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR MARKINGS). EXISTING STRIPING SHALL BE REPAIRED AS SHOWN ON THE CONSTRUCTION PLAN.
4. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BBR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARDS.
5. EXISTING CONDITIONS INFORMATION OBTAINED FROM GOOGLE EARTH, DIGITAL AERIAL, DATED 2020, LIMITED FIELD DATA INFORMATION HAS OBTAINED FOR THIS PROJECT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSURING OR BEGINNING WORK.

### PAVEMENT LEGEND

— SEALCOAT ASPHALT

SECP-1  
PLAN

SHEET:  
SECP-1

[illegible]



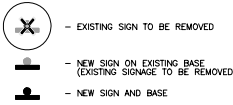








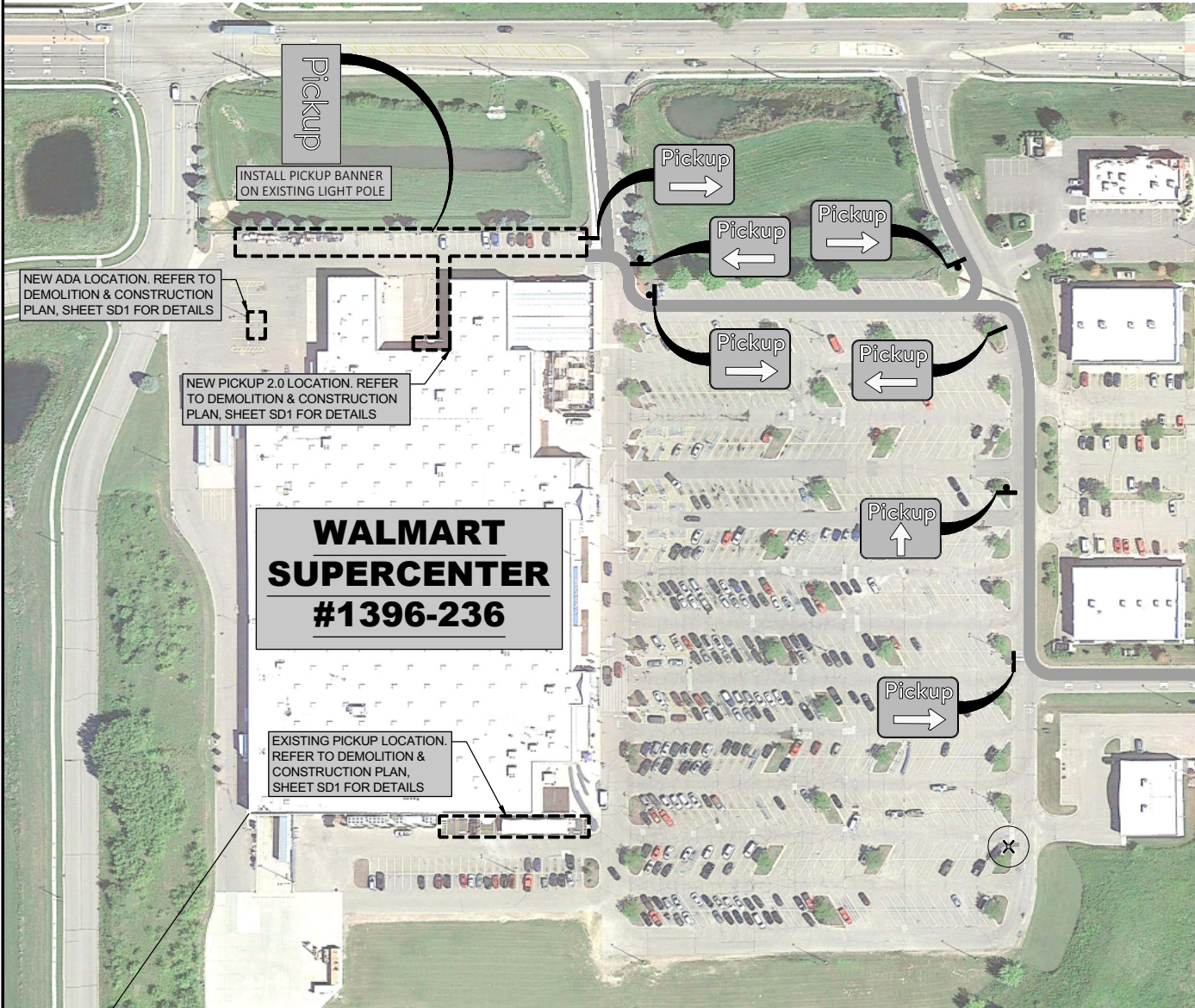
LEGEND:



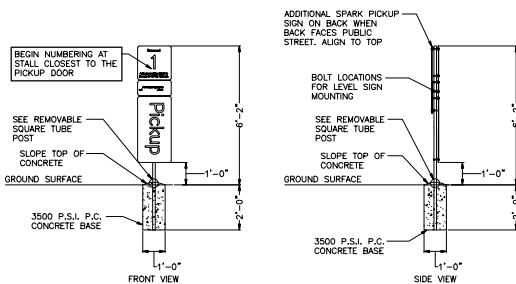
PATH OF TRAVEL FOR PICKUP CUSTOMER (FROM RIGHT-OF-WAY TO PICKUP ENTRANCE)

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QTY
PICKUP RIGHT	18" X 24"	4
PICKUP LEFT	18" X 24"	2
PICKUP AHEAD	18" X 24"	1
PICKUP BANNER AND MOUNTING HARDWARE	24" X 60"	1

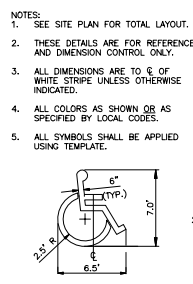
- NOTES:
- SIGNAGE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ENSURE EXISTING IMPROVEMENTS DO NOT CONFLICT WITH THE SIGNS AND/OR SIGN VISIBILITY. IF IT IS DETERMINED THAT CONFLICTS EXIST, CONTRACTOR SHALL COORDINATE WITH WALMART CONSTRUCTION MANAGER PRIOR TO CHANGING SIGN LOCATION AND/OR EXISTING IMPROVEMENTS.
  - ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (getty.thomas@walmart.com) AND BRAD KEENER (brad.keener@walmart.com). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.
  - NEW DIRECTIONAL SIGNAGE TO BE INSTALLED ON EXISTING POSTS WHEN POSSIBLE.



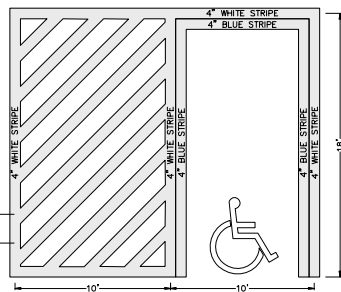
DIRECTIONAL SIGNAGE OVERALL SITE PLAN  
N.T.S.



PARKING SIGN MOUNTING AND BASE  
N.T.S.



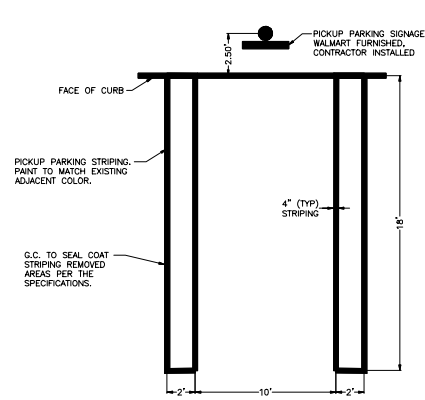
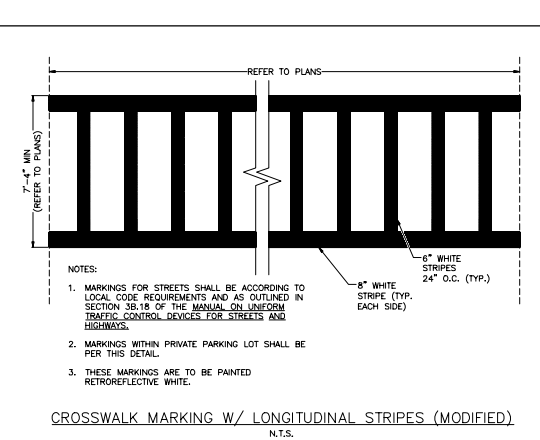
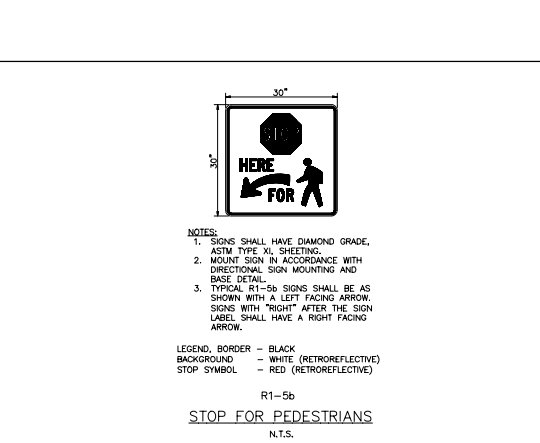
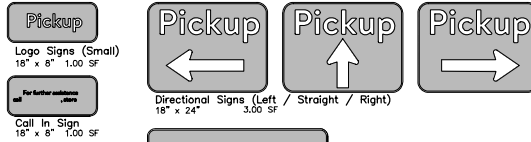
ACCESSIBLE PARKING SYMBOL  
N.T.S.



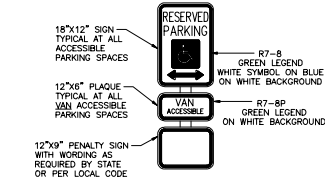
TYPICAL ACCESSIBLE STALL STRIPING  
N.T.S.



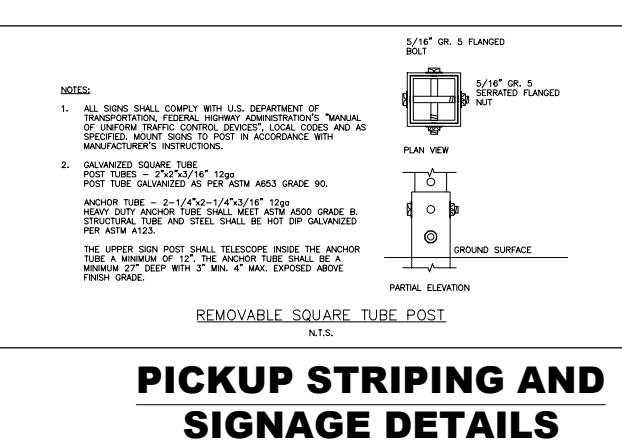
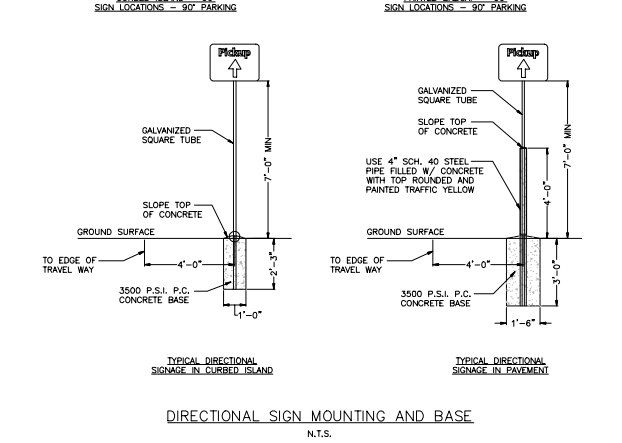
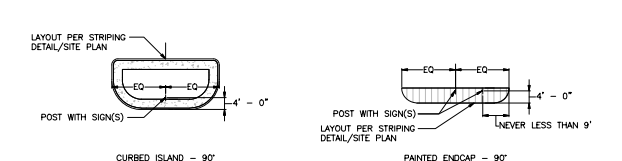
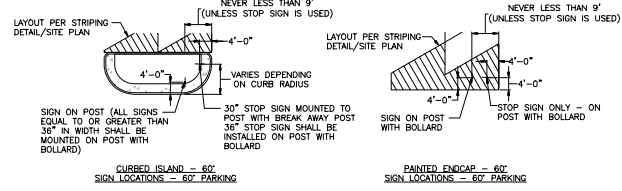
Stall Designation Signs  
18" x 18" 2.25 SF



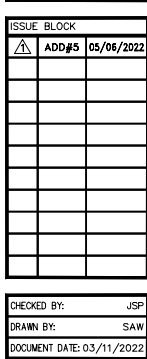
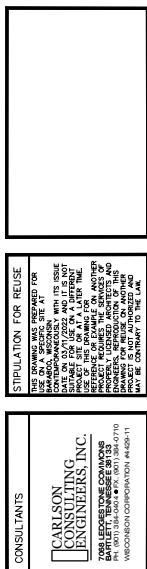
"PICKUP" PARKING STALL PAVEMENT MARKING  
N.T.S.



ACCESSIBLE PARKING SIGN  
N.T.S.



PICKUP STRIPING AND SIGNAGE DETAILS  
N.T.S.

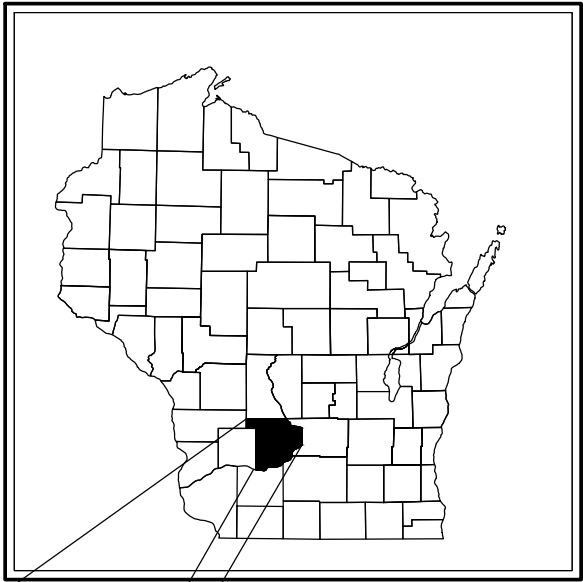




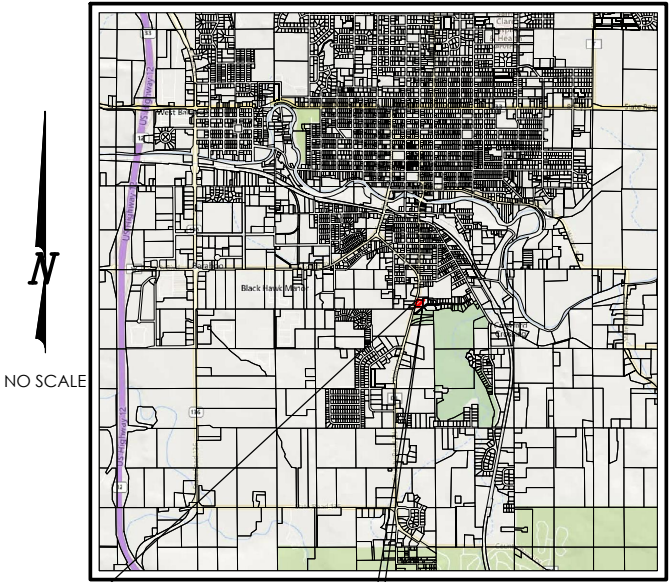
# BARABOO DUPLEX

## S&T SUNSET PROPERTIES LLC

City of Baraboo  
Sauk County, WI  
May, 2022



PROJECT LOCATION



BARABOO, WI  
LOCATION PLAN



NO SCALE

HORIZONTAL POSITIONS SHOWN ON THIS PLAN ARE WISCONSIN  
COORDINATE REFERENCE SYSTEM (WISCRS), SAUK COUNTY,  
NAD83 ( 91 ), IN U.S. SURVEY FEET. POSITIONS SHOWN ARE GRID  
COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES  
ARE THE SAME AS GROUND DISTANCES. ELEVATIONS ARE REFERENCED  
TO NAVD 88 ( 2011 ). GPS DERIVED ELEVATIONS ARE BASED ON GEOID 12A.

### Sheet List Table

Sheet Number	Sheet Title
G1.0	TITLE PAGE
C1.0	EXISTING SITE PLAN
C2.0	PROPOSED SITE PLAN
C3.0	UTILITIES
C4.0	PROPOSED GRADING PLAN
C5.0	EROSION CONTROL PLAN
C6.0	EROSION CONTROL DETAILS
C6.1	SITE IMPROVEMENT DETAILS
C6.2	SEWER AND WATER LATERAL DETAILS

### ABBREVIATION LIST

EOP = EDGE OF PAVEMENT  
BOC = BACK OF CURB  
TOW = TOP OF WALL  
ROW = RIGHT OF WAY  
INV = INVERT  
ELEV = ELEVATION  
PVC = POINT OF VERTICAL CURVE  
PVI = POINT OF VERTICAL INTERSECTION  
PVT = POINT OF VERTICAL TANGENT  
PC = POINT OF CURVE  
PI = POINT OF INTERSECTION  
PT = POINT OF TANGENT  
TYP = TYPICAL  
SAN = SANITARY SEWER  
ST = STORM SEWER  
R = RADIUS  
TC = TOP OF CURB  
FL = FLOW LINE  
STA = STATION  
LP = LOW POINT  
HP = HIGH POINT  
MH = MANHOLE  
INL = INLET  
PVMT = PAVEMENT  
HC = HORIZONTAL CURVE  
VC = VERTICAL CURVE  
L = LENGTH  
CL = CENTERLINE  
B-B = BACK TO BACK

### EXISTING LINETYPES LEGEND

—San—	SANITARY SEWER
—ST—	STORM SEWER
—WM—	WATER MAIN
—FM—	FORCE MAIN
—E—	ELECTRIC
—OE—	OVERHEAD ELECTRIC
—G—	GAS
—FO—	FIBER OPTIC
—T—	TELEPHONE
—TV—	TV
—X—X—X—X—	FENCE
—GL—GL—	GRADING LIMITS
—SF—SF—SF—	SILT FENCE
—DB—DB—DB—	DOUBLE SEDIMENT BARRIER

### SYMBOLS LEGEND

	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING HYDRANT
	PROPOSED HYDRANT
	VALVE
	CURB STOP
	WELL
	PROPERTY CORNER
	LIGHT POLE
	POWER / TELEPHONE POLE
	GUY WIRE
	UTILITY PEDESTAL
	SIGN
	SOIL BORING
	MONITORING WELL
	MAILBOX
	POTENTIAL HAZARD
	BENCHMARK
	DECIDUOUS TREE
	CONIFEROUS TREE
	HANDICAP SYMBOL

### DIGGERS HOTLINE NOTE

To Obtain Location of  
Participants Underground  
Facilities Before You  
Dig in Wisconsin

**CALL DIGGERS HOTLINE**  
**1-800-242-8511**

Wis Statute 182.0175 (1974)  
Requires Min. 3 Work Days  
Notice Before You Excavate

### EROSION NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.

2. SILT FENCE, TEMPORARY SEDIMENT BASIN, & ROCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES, INCLUDING CLEARING & GRUBBING.

3. ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION TYPE-D INSTALLED UPON INLET INSTALLATION.

4. CONTRACTOR IS RESPONSIBLE FOR WEEKLY DNR INSPECTION REPORTS IN ACCORDANCE WITH NR 216.46(9).

5. ADDITIONAL EROSION CONTROL MEASURES MAY BE ADDED ON AN AS-NEEDED BASIS.

6. THE DETENTION BASIN SHALL BE CONSTRUCTED PRIOR TO MASS LAND DISTURBANCE AND UTILIZED AS SEDIMENT BASIN DURING CONSTRUCTION.

7. ANY AREAS WHERE GRADING IS COMPLETED SHALL BE STABILIZED WITH FERTILIZER, SEED, & MULCH AS SOON AS POSSIBLE.

8. ALL BEST MANAGEMENT PRACTICES WILL BE INSTALLED BY THE TIME THE CONSTRUCTION SITE IS CONSIDERED STABILIZED.

9. A COPY OF THIS EROSION CONTROL PLAN SHALL BE KEPT ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

10. STOCKPILES LEFT INACTIVE FOR 7 DAYS SHALL BE SEEDED AND SURROUNDED BY SILT FENCE.

11. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.

12. ALL VEHICLE TRAFFIC IS PROHIBITED WITHIN THE UNDISTURBED LAND BUFFER WHENEVER PRACTICAL.

13. EROSION CONTROL MAT CLASS I, TYPE A WILL BE USED IN NON-CHANNEL AREAS AND CLASS I, TYPE B WILL BE USED IN CHANNEL AREAS.

14. ALL DEWATERING PERMITTING, IF REQUIRED, IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1061.

15. STREETS SHALL BE SWEEP AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE MUNICIPALITY.

16. TRACKING PADS SHALL BE USED AT THE CONSTRUCTION ENTRANCE AND EXITS.

17. ALTHOUGH ROCK CONSTRUCTION TRACKING PADS MAY NOT BE SHOWN ON THE PLANS, THE CONTRACTOR SHALL INSTALL THEM AS NECESSARY OR AS DIRECTED BY THE ENGINEER TO MINIMIZE TRACKING ONTO ADJACENT STREETS. THESE PADS ARE CONSIDERED INCIDENTAL TO THE WORK AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
18. CONTRACTOR WILL BE RESPONSIBLE FOR ALL DUST CONTROL.

19. ALL BANK AREAS DISTURBED SHALL BE STABILIZED WITH EROSION CONTROL MAT IMMEDIATELY.

20. POSITIVE DRAINAGE AWAY FROM THE BUILDING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE CONFIRMED BY THE ENGINEER.

21. DOWN SPOUTS SHALL BE DIRECTED IN A SAFE MANNER AND COMPLY WITH ALL LOCAL AND STATE REGULATIONS.

22. ALL FILL PLACED UNDER BUILDING AND PAVED AREAS SHALL BE STRUCTURALLY SOUND.

23. SEDIMENT WILL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE BARRIER'S HEIGHT.

24. BREAKS AND GAPS IN SEDIMENT FENCES AND BARRIERS WILL BE REPAIRED IMMEDIATELY. DECOMPOSING STRAW BALES WILL BE REPLACED (TYPICAL BALE LIFE IS THREE MONTHS).

25. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY. ACCUMULATED SEDIMENT/DEBRIS IN SEWER PIPES SHALL BE CLEANED PRIOR LOCAL MUNICIPALITY TAKING OWNERSHIP.

26. ALL INSTALLED EROSION CONTROL PRACTICES WILL BE MAINTAINED UNTIL THE DISTURBED AREAS THEY PROTECT ARE STABILIZED.

27. ALL EROSION CONTROL MAT SHALL BE INSTALLED WITHIN 24 HOURS OF FINAL GRADES BEING ESTABLISHED.

### GENERAL NOTES

#### GENERAL

1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED, BY CONTRACTOR, PRIOR TO CONSTRUCTION.

2. EXISTING DRIVEWAYS ARE DESIGNATED IN THE FOLLOWING MANNER:

A -- ASPHALT

G -- GRAVEL

C -- CONCRETE

D -- DIRT

3. PROPOSED DRIVEWAY APPROACH TO BE REPLACED IN-KIND UNLESS EXISTING APPROACH IS DIRT OR GRAVEL; IN WHICH CASE, AN ASPHALT APPROACH IS TO BE USED.

4. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO ALL AFFECTED RESIDENTS FOR ALL PLANNED WATER AND/OR SEWER SERVICE OUTAGES.

5. ALL ASPHALT REPAIRS/REPLACEMENT SHALL BE SAWCUT TO MATCH EXISTING PAVEMENT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

6. ALL EXISTING ASPHALT AND GRAVEL DRIVEWAY APRONS THAT ARE REQUIRED TO BE RECONSTRUCTED SHALL BE REPLACED WITH 8" OF CRUSHED AGGREGATE BASE COURSE AND 3" OF ASPHALT. ALL EXISTING CONCRETE DRIVEWAY APRONS THAT ARE REQUIRED TO BE RECONSTRUCTED SHALL BE REPLACED WITH 6" CONCRETE.

#### WATER MAIN

1. EXISTING WATER MAIN LOCATIONS, SIZES, AND TYPES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO MAKING ANY CONNECTIONS.

2. UNLESS OTHERWISE INDICATED BY DESIGN GRADE, MAINTAIN A 7.0' MINIMUM DEPTH OF COVER OVER PROPOSED WATER LATERALS.

3. UNLESS OTHERWISE INDICATED FOR WATER MAIN CROSSINGS BELOW STORM SEWER & SANITARY SEWER PIPES CONTRACTOR SHALL MAINTAIN A MINIMUM 18" OF SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE.

4. LATERALS SHALL BE 2" TYPE "K" COPPER, UNLESS OTHERWISE INDICATED.

5. VALVE BOXES SHALL BE INSTALLED ¼" LOWER THAN THE FINAL ASPHALT GRADE.

#### SANITARY SEWER & FORCEMAIN

1. EXISTING SANITARY SEWER LOCATIONS, SIZES, AND TYPES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO MAKING ANY CONNECTIONS.

2. EXISTING FORCEMAIN LOCATIONS ARE SHOWN APPROXIMATE AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO MAKING ANY CONNECTIONS.

3. NOT ALL SEWER LATERALS ARE SHOWN. ALL PARCELS TO HAVE SANITARY SEWER SERVICE LATERAL REPLACED EVEN IF NOT SHOWN. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL SANITARY SEWER SERVICE LATERALS.

4. REPLACE SEWER LATERALS FROM RIGHT OF WAY TO NEW SANITARY MAIN AND INSTALL A TRACER WIRE TERMINAL BOX AT THE STREET RIGHT-OF-WAY.

5. LATERALS SHALL BE 6" PVC UNLESS OTHERWISE INDICATED.

6. PROVIDE 7.0' MINIMUM DEPTH OF COVER OVER PROPOSED FORCEMAIN.

7. SANITARY SEWER PIPE LENGTHS ARE SHOWN MEASURED FROM INSIDE OF STRUCTURE TO INSIDE OF STRUCTURE.

8. ALL LATERAL CONNECTIONS TO NEW MAIN SHALL BE MADE WITH WYE CONNECTIONS.

9. MANHOLES SHALL BE INSTALLED ¼" LOWER THAN FINAL ASPHALT GRADES.

#### STORM SEWER

1. SITE SHALL UTILIZE PERVIOUS PAVEMENT AS STORM SEWER BMP.

PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET
BARABOO DUPLEX S&T SUNSET PROPERTIES LLC	1035 WALNUT STREET, BARABOO, WI 53913	TITLE PAGE	REVISIONS NO. BY DATE	0422-12	406 Windy Peak Rd - Verona, WI 53593 608-620-3036 (Office) • svet@rousseveengineering.com	G1.0

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PLOT DATE : 5/18/22  
PLOT BY : SSR



SITE DEVELOPMENT DATA:

SITE ADDRESS: 1035 WALNUT STREET  
PARCEL ID 206-1121-00000  
DESIGN AREA: 49,530 SF ( 1.14 AC±)  
CURRENT ZONING: R3

MINIMUM YARD DIMENSIONS  
PRINCIPLE BUILDING  
1. STREET - 25 FEET  
2. SIDE YARD - 10 FEET  
3. REAR YARD - 25 FEET

MAXIMUM LOT COVERAGE  
1. PRINCIPLE BUILDING = 27%  
2. ACCESSORY BUILDING = 8%

MAXIMUM BUILDING HEIGHT  
1. PRINCIPLE BUILDING: LESS THAN 35'  
2. ACCESSORY BUILDING LESS THAN 20'

NOTES:

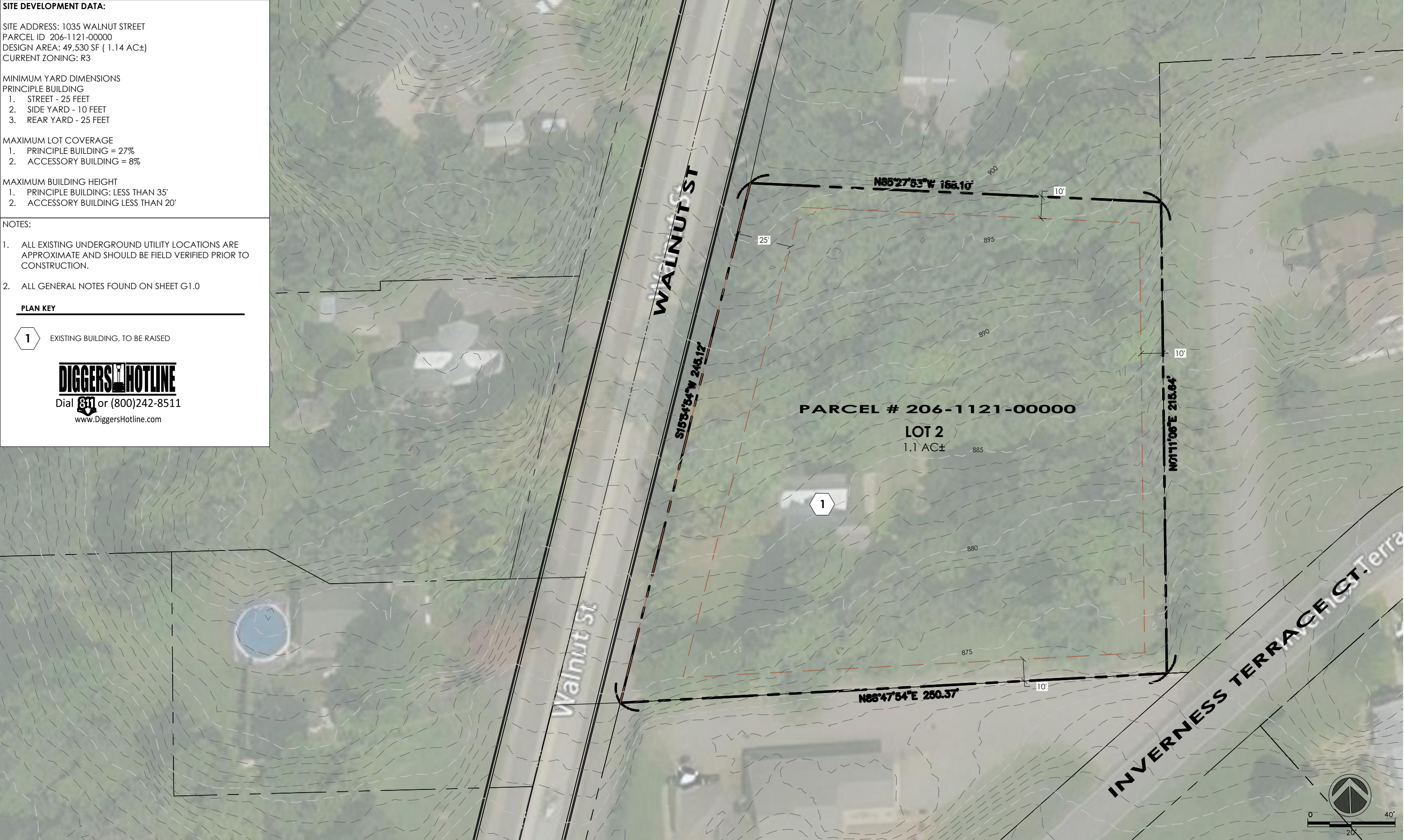
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL GENERAL NOTES FOUND ON SHEET G1.0

PLAN KEY

1 EXISTING BUILDING, TO BE RAISED



Dial 811 or (800)242-8511  
www.DiggersHotline.com



PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET
BARABOO DUPLEX	1035 WALNUT STREET, BARABOO, WI 53913	EXISTING SITE PLAN	REVISIONS	0422-12	406 Windy Peak Rd • Verona, WI 53593 608-620-3036 (Office) • svt@rousseveengineering.com	C1.0
S&T SUNSET PROPERTIES LLC			NO. BY DATE		<small>This document contains confidential or proprietary information of Roussev Engineering Solutions LLC. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Roussev Engineering Solutions LLC.</small>	<small>PLOT DATE: 5/15/22 PLOT BY: SSR</small>

FILE NAME: \\ssr2\RES\Projects\2022\10122-05 Stan Slaney\C1.0.dwg



SITE DEVELOPMENT DATA:

SITE ADDRESS: 1035 WALNUT STREET  
PARCEL ID 206-1121-00000  
PARCEL AREA:  
PARCEL AREA: 49,530 SF ( 1.14 AC±)  
DISTURBED AREA: 40,500 SF ( 0.92 AC±)  
CURRENT ZONING: R3

PROVIDED YARD DIMENSIONS  
PRINCIPLE BUILDING  
1. STREET - 25 FEET  
2. SIDE YARD - 10 FEET  
3. REAR YARD - 10 FEET

MAXIMUM LOT COVERAGE  
1. PRINCIPLE BUILDING = 27%  
2. ACCESSORY BUILDING = 8%

MAXIMUM BUILDING HEIGHT  
1. PRINCIPLE BUILDING: LESS THAN 35'  
2. ACCESSORY BUILDING LESS THAN 20'

NOTES:

1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PLAN KEY

1

18" CURB & GUTTER

2

PROPOSED ASPHALT DRIVEWAY

3

PROPOSED DUPLEX (1,480 SF)

PAVEMENT KEY

ASPHALT PAVEMENT

CONCRETE SLAB

SAWCUT LINE



FILE NAME: \\ssr2\RES\Projects\2022\10122-05 Stan Slaney\C2.0.dwg



**GRADING NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING GRADING OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- ALL MATCHING SIDEWALK ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
- CONTOUR AND SPOT ELEVATIONS SHOWN REPRESENT FINISH GRADE ELEVATIONS.
- ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.
- SIDEWALKS AND RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).
- SIDEWALK LANDINGS SHALL HAVE A 2.0% (1:50) MAXIMUM CROSS SLOPE OR SLOPE IN ALL DIRECTIONS, INCLUDING DIAGONAL.
- ALL SIDEWALK SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8%.

**GRADING LEGEND**

EXISTING CONTOURS

PROPOSED MAJOR CONTOURS (5' INTERVAL)

PROPOSED MINOR CONTOURS (1' INTERVAL)

SAWCUT LINE

900.00' P

PAVEMENT ELEVATION

900.00' TOC

TOP OF CURB ELEVATION

900.00' C

CONCRETE PAVEMENT ELEVATION

DRAINAGE ARROWS

DIGGERSHOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

**PAVEMENT KEY**

ASPHALT PAVEMENT

CONCRETE SIDEWALK

SAWCUT LINE



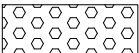
PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	RES	ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET
BARABOO DUPLEX	1035 WALNUT STREET, BARABOO, WI 53913	PROPOSED GRADING PLAN	REVISIONS	0422-12	406 Windy Peak Rd - Verona, WI 53593	608-620-3036 (Office) - svelt@rousseveengineering.com	C4.0
S&T SUNSET PROPERTIES LLC			NO. BY DATE		This document contains confidential or proprietary information of Roussev Engineering Solutions LLC. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Roussev Engineering Solutions LLC.		
					PLOT DATE: 5/18/22		
					PLOT BY: SSR		




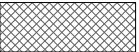
EROSION CONTROL NOTES:


1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
3. CLEANING RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT HYDRAULIC FLUSHING.
4. RESTORATION RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
5. INSPECTION THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
6. STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
7. INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
8. EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
9. TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
10. STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
11. TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
12. SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
13. STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.


EROSION CONTROL KEY

 TRACKING PAD

 CLASS II RIP-RAP @ STORM SEWER OUTLET, TYP.

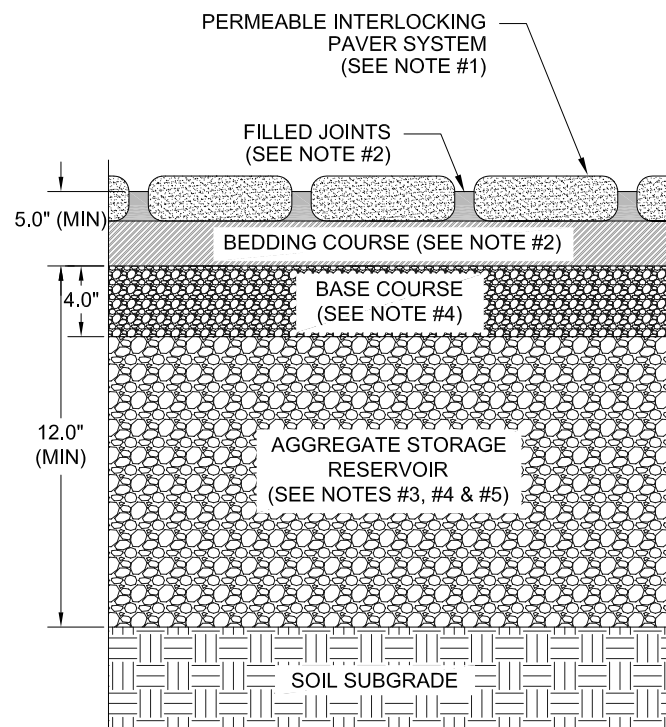
 EROSION MAT

 — SF — SILT FENCE, TYP.

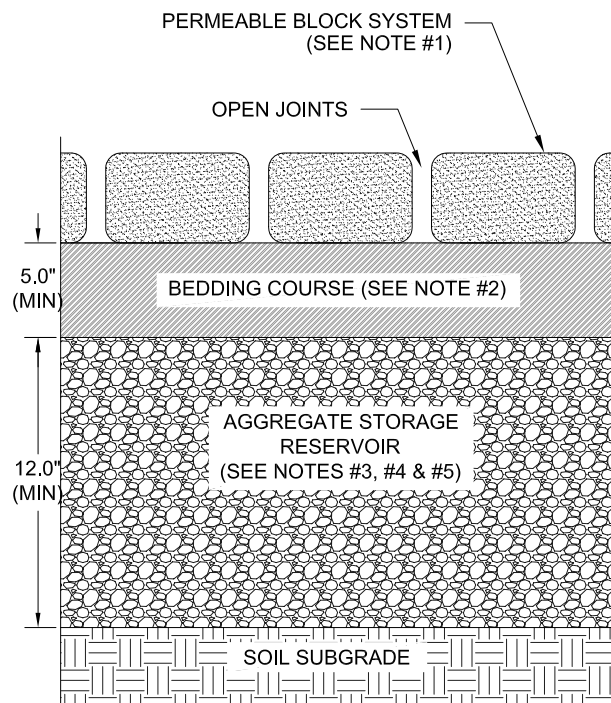
 TEMPORARY DITCH CHECK, TYP.



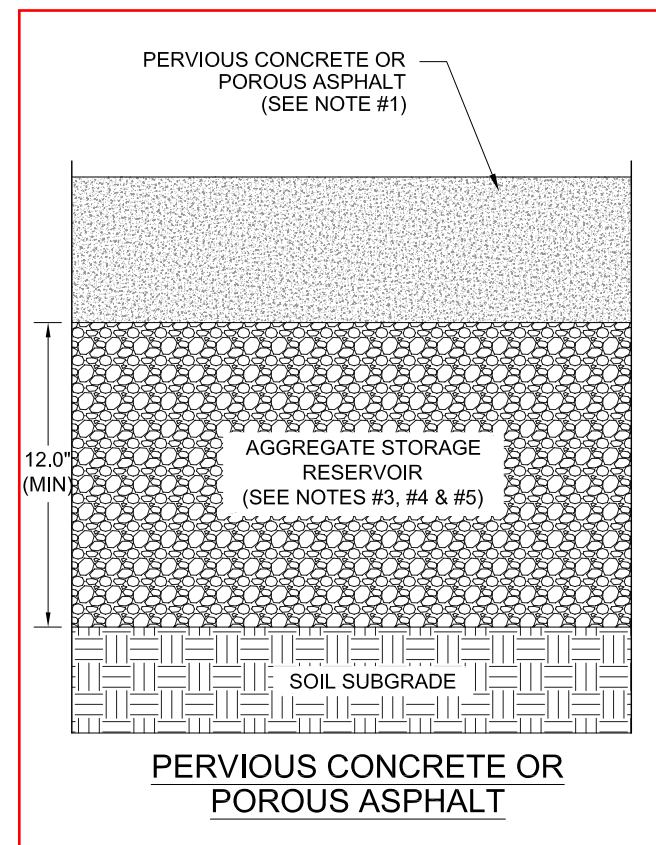
# FIGURE 1. CRITERIA FOR UNDERDRAIN DISCHARGE AND INFILTRATION PRETREATMENT CREDITS



**INTERLOCKING PAVERS**



**BLOCKS**



**PERVIOUS CONCRETE OR  
POROUS ASPHALT**

## NOTES:

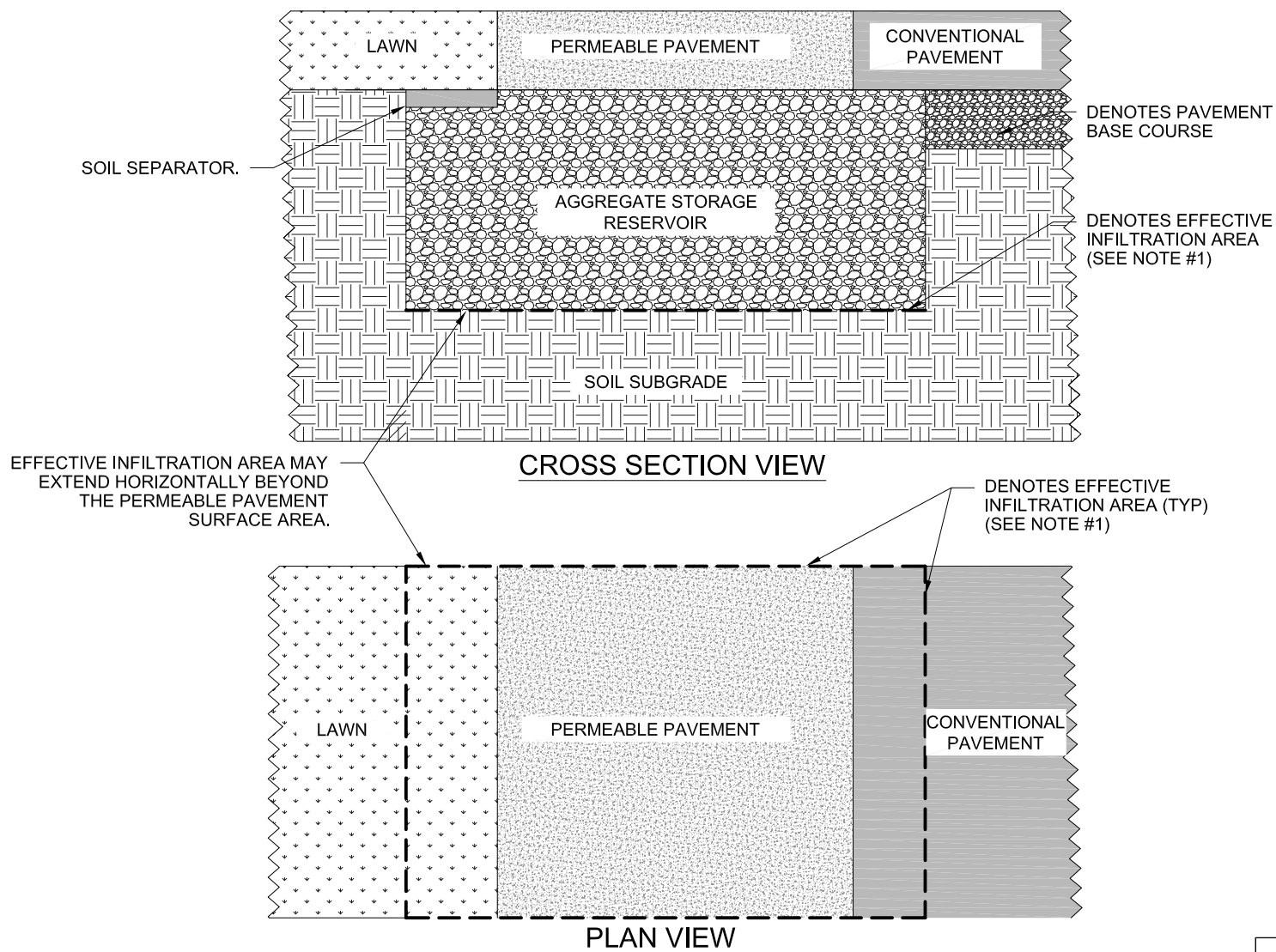
1. PAVEMENT SURFACE PERCENT VOIDS SHALL BE LESS THAN 25%.
2. JOINT STONE AND BEDDING COURSE SHALL CONSIST OF ASTM C-33, 8, 9, 89, OR 57 AGGREGATE.
3. AGGREGATE STORAGE RESERVOIR DEPTH SHALL BE A MINIMUM OF 12 INCHES.
4. BASE AND / OR SUBBASE COURSES WITH MINIMUM POROSITY OF 30% CAN BE CONSIDERED AGGREGATE STORAGE RESERVOIR. BASE COURSE FOR PERMEABLE INTERLOCKING PAVERS SHALL BE 4.0" DEPTH OF ASTM C-33, 57 AGGREGATE AND CAN BE CONSIDERED PART OF THE AGGREGATE STORAGE DEPTH.
5. UNDERDRAINS CAN BE LOCATED WITHIN OR BELOW THE AGGREGATE STORAGE RESERVOIR. UNDERDRAINS (OR EQUIVALENT) ARE REQUIRED IF THE AGGREGATE STORAGE RESERVOIR DRAIN DOWN TIME WILL EXCEED 72 HOURS.



1008  
TECHNICAL STANDARD No.  
01/2014  
REVISION DATE  
NOT TO SCALE



## FIGURE 2. EFFECTIVE INFILTRATION AREA



### NOTES:

1. THE EFFECTIVE INFILTRATION AREA CAN BE INCREASED BY EXTENDING THE AGGREGATE STORAGE RESERVOIR UNDER CONVENTIONAL PAVEMENT SURFACES OR IN OTHER APPROPRIATE AREAS, SUCH AS LAWNS WITH SOIL SEPARATOR (e.g., FILTER FABRIC).
2. EFFECTIVE INFILTRATION AREA IS THE AREA USED TO INFILTRATE RUNOFF INTO THE SOIL SUBGRADE AS DEFINED IN s. NR 151.002(12) OF THE WIS. ADM. CODE.
3. FOR PERMEABLE PAVEMENT SYSTEMS THAT WILL RECEIVE RUN-ON FROM ROAD AND / OR PARKING LOT SOURCE AREAS, THE RATIO OF RUN-ON AREA TO EFFECTIVE INFILTRATION AREA SHALL BE NO GREATER THAN 3:1.



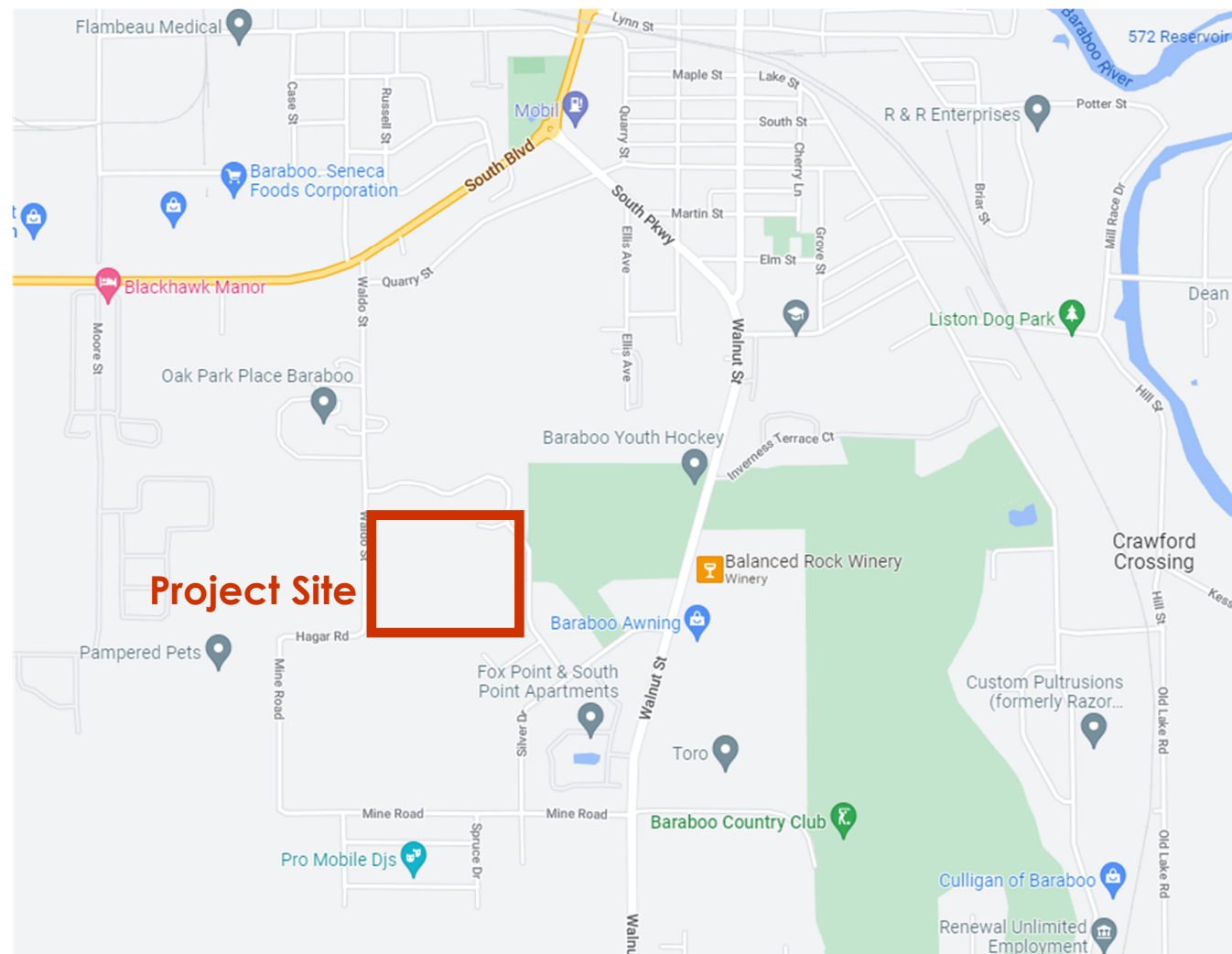
1008  
TECHNICAL STANDARD No.

01/2014  
REVISION DATE

NOT TO SCALE

# Waldo Street Development

- City of Baraboo • Concept Plan and Written Description of Proposed Development • Submitted July 1, 2022 •



## Table of Contents

Concept Plan Submittal .....	1
Comprehensive Plan Land Use Location Map.....	Appendix A
Concept Plan.....	Appendix B
Typical Sections .....	Appendix C
Rendering.....	Appendix D

## Developer

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E9290 Hogsback Road  
Baraboo, WI 53913  
608-345-1905  
C/O: Bjorn Kaashagen (bjorn@bjkci.net )

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400 Viking Drive  
Reedsburg, WI 53595  
608-402-6379  
Matt Muchow, PE (mmuc@vierbicher.com)



## Architect

Dimension IV  
6515 Grand Teton Plaza—Suite 120  
Madison, WI 53719  
608-829-4452  
Jerry Bourquin, AIA (jbourquin@dimensionivmadison.com)



Concept Plan Written Description

This Concept Plan submittal packet for the Waldo Street Development project contains a site concept plan and a general written description of the proposed development. The narrative below includes all the elements pertinent to this concept plan. Following review and approval of the Concept Plan, a General Development Plan (GDP) and Precise Implementation Plan (PIP) will be submitted for review to the Zoning Administrator, Plan Commission, and Common Council.

General Description and Themes (Concept)

The proposed Waldo Street development will be a new neighborhood on the south side of Baraboo consisting of approximately 84 residential dwelling units. The development is near existing Pierce Park and other community facilities. The development will include private streets. The dwelling units will be nestled into the existing hill. The development will be for Seniors featuring two and three dwelling unit residential buildings. This will allow for the development of affordable family homes. The development will include recreational green space, a clubhouse, playground, pedestrian paths and a pickleball area.

There will be a variety of dwelling units; one-story and two-story buildings. Several dwelling units will have exposed, accessible basement units that the hillside grading will open up to. Typical dwelling units will range from approximately 1,350 square feet to 2,200 square feet with two to three bedrooms, two bathrooms, and attached garages.

The floor plans will be open for maximum flexibility. Bedrooms will be on the upper level with several units having master bedrooms on the main floor. The units will have patios and porches to connect to the outside environment.

The exterior designs will be of a traditional and craftsman design. There will be a variety of building design images. The buildings will have sloped roofs with dimensional shingles. The exteriors will have a variety of low-maintenance finishes, including cement board or equivalent siding and vinyl windows, masonry and stone. A rendering of the duplex units is included in the appendix.

The development will include a Condominium Plat with Condominium declarations, and be constructed in phases. The table below list the number of buildings by type and number of dwelling units.

Building Type	Approximate Number of Buildings	Units
Two Unit Condo	15	30
Three-Unit Condo	18	54
Clubhouse	1	

Residential Densities (Concept)

The combined acreage of the three parcels involved in the development is 19.06 acres. Building types are summarized in the table below. With 84 dwelling units, the net density of the residential lots is approximately 4.41 dwelling units per acre.

The total impervious surface on this proposed development will be 353,510 square feet or 8.1 acres, which is 42.6% of the area. This includes the dwelling unit footprint, the driveways, the sidewalks and the roads.

Treatment of Natural Features (Concept)

The open space included in the Waldo Street Road development is planned to be used for passive recreation (pedestrian paths) and stormwater management. The stormwater management areas are proposed to fall within the eastern portion of the site and encompassed by the pedestrian paths. The stormwater management goals and objectives for the planned area include:

- Prevent increases in stormwater runoff rates;
- Improve and preserve water quality in all water bodies;
- Maintain natural flows; and
- Protect and enhance fish and wildlife habitat.

The stormwater system will be designed to meet regulatory requirements and will be designed to accommodate the 1-year through 100-year storm events.

Relationship to Nearby Properties and Public Streets (Concept)

The proposed development is located in the southern part of the City between Waldo Street and Parkside Avenue. The development is bordered to the north, east and south by single family residential lots zoned R-1A. The parcel to the west is undeveloped, but like this development is shown to be a single family planned neighborhood in the comprehensive plan. To the south is property located in the Town of Baraboo and zoned Agricultural.

The adjoining road network is able to accommodate additional development, with Waldo Street to the west and Parkside Avenue to the east. Waldo Street has direct access to South Boulevard which connects to the downtown and to the west side commercial district. Parkside connects to Silver Drive which then connects to Walnut Street, which is also known as STH 123. This route connects the development to Devil's Lake State Park to the south and downtown Baraboo to the north. These routes make an array of shops and restaurants just a short drive from the proposed development by car.

The proposed east-west street through the development will connect to Waldo Street and Parkside Avenue. Public utilities are readily available to serve the development. There is water main on both Waldo Street and Parkside Avenue and sanitary sewer on Parkside Avenue. Sanitary sewer would be extended from Parkside Avenue. The water main would connect to the existing mains on Waldo Street and Parkside Avenue creating a desired water main loop.

All of these existing conditions make the proposed development well-suited to the area.

Requested Zoning & Design Standard Exceptions (Concept)

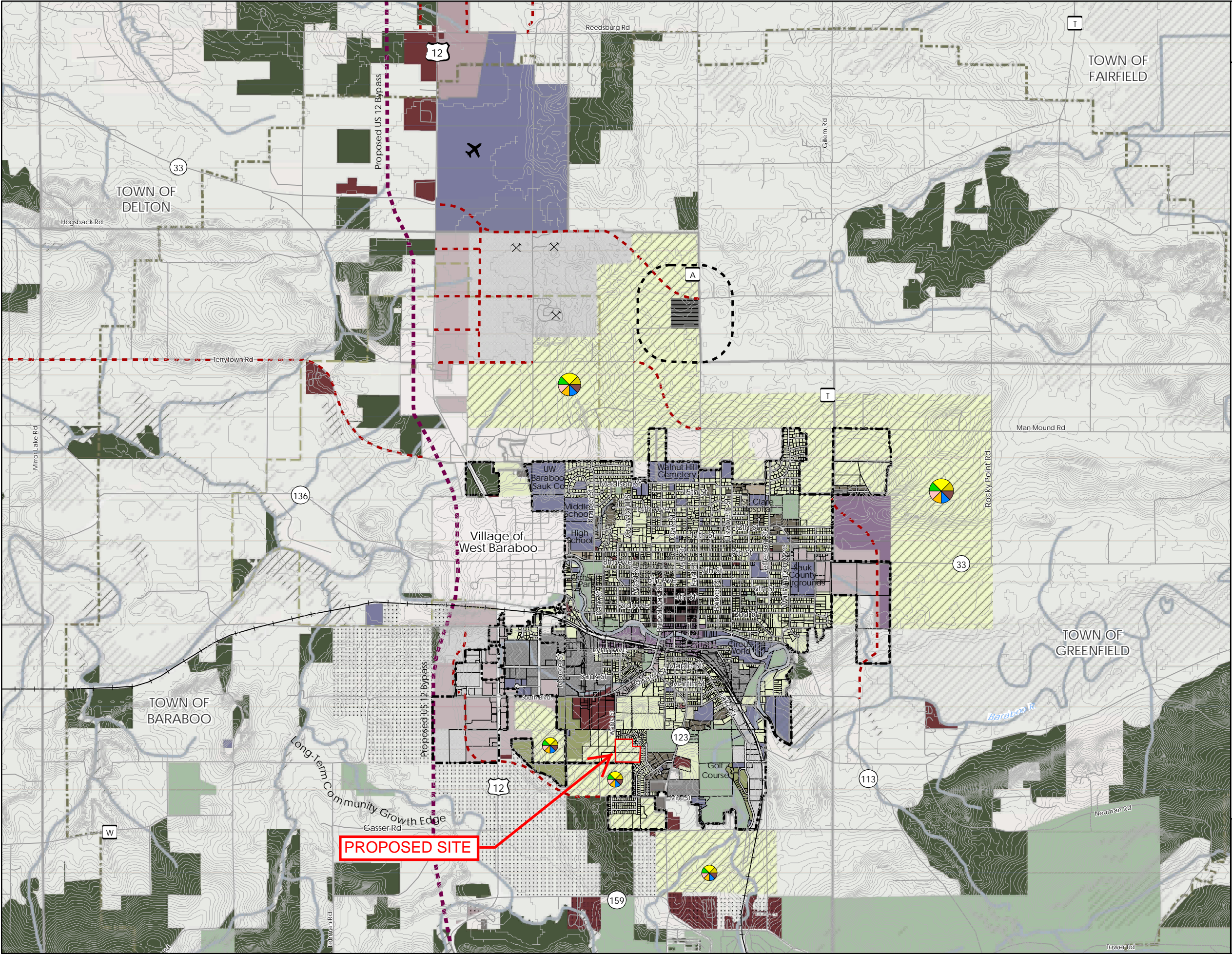
The proposed development is requesting the following exceptions to the A-1 Agricultural Transition District:

- 17.33 (2)(g) - one and two family dwellings
  - ◊ Project includes two and three family dwellings.
- 17.33 (4) - principal building lot dimension at the street of 150-feet.
  - ◊ The dimensions will be established with the Condominium Plat.
- 17.33 (4) - Rear yard setback of 25-feet
  - ◊ The dimensions will be established with the Condominium Plat.
- 17.51 (6)(m) - paved roadway width of 24-feet
  - ◊ Northern Drive to be 20-feet wide and include a center median. Cul de sac to be designed to allow turning movements for emergency vehicles.
- 17.51 (6)(n) - requirement for sidewalks on one side of all roads.
  - ◊ A path will be provided throughout the development for pedestrian movements.
- 17.51 (15)(a) and (b) - regarding the 50-feet rear yard setback
  - ◊ The dimensions will be established with the Condominium Plat.
- 17.51 (15)(a) and (b) - regarding the 16-feet and 20-feet side yard setback
  - ◊ The dimensions will be established with the Condominium Plat.
- Chapter 18—Sidewalk Requirements
  - ◊ A path will be provided throughout the development for pedestrian movements.
- Chapter 18—Curb and Gutter
  - ◊ Curb and gutter will be provided on the east/west street. No curb will be provided on the remaining streets.
- Chapter 18—Street Widths
  - ◊ The east/west road will meet the standards. The remaining drives will be 20 feet and 24 feet wide.
- Chapter 18—Trees
  - ◊ A tree every 40 feet of frontage will not be provided. A landscape plan will be included in the GDP.

Concept Development Phasing Plan (Concept)

The project will be phased depending on how the units fill. Phase 1 will start with approximately 12 units.





City of Baraboo  
Comprehensive Plan

5a

Planned Land Use - City

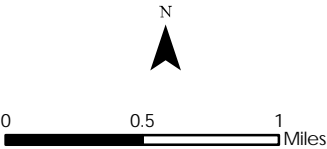
- Roads
- Highway 12 Bypass
- Proposed Roads
- Railroads
- Village of West Baraboo
- Township Boundary
- Parcels
- Baraboo Municipal Boundary
- 3-Mile ETJ
- 1.5 Mile ETJ
- 1/4-Mile Land Fill Buffer
- Rivers, Streams & Creeks
- Operating Extraction Site

Land Use

- Agriculture/Rural/Vacant
- Septic Residential
- Single Family Residential
- Two Family Residential
- Mixed Residential
- Planned Neighborhood
- Neighborhood Office
- Neighborhood Business
- Planned Business
- General Business
- Central Mixed Use
- Planned Mixed Use
- Planned Industrial
- General Industrial
- Landfill/Extraction
- Surface Water
- Institutional
- Parks/Open Space
- Public Lands
- Environmental Corridor
- Urban Reserve Area

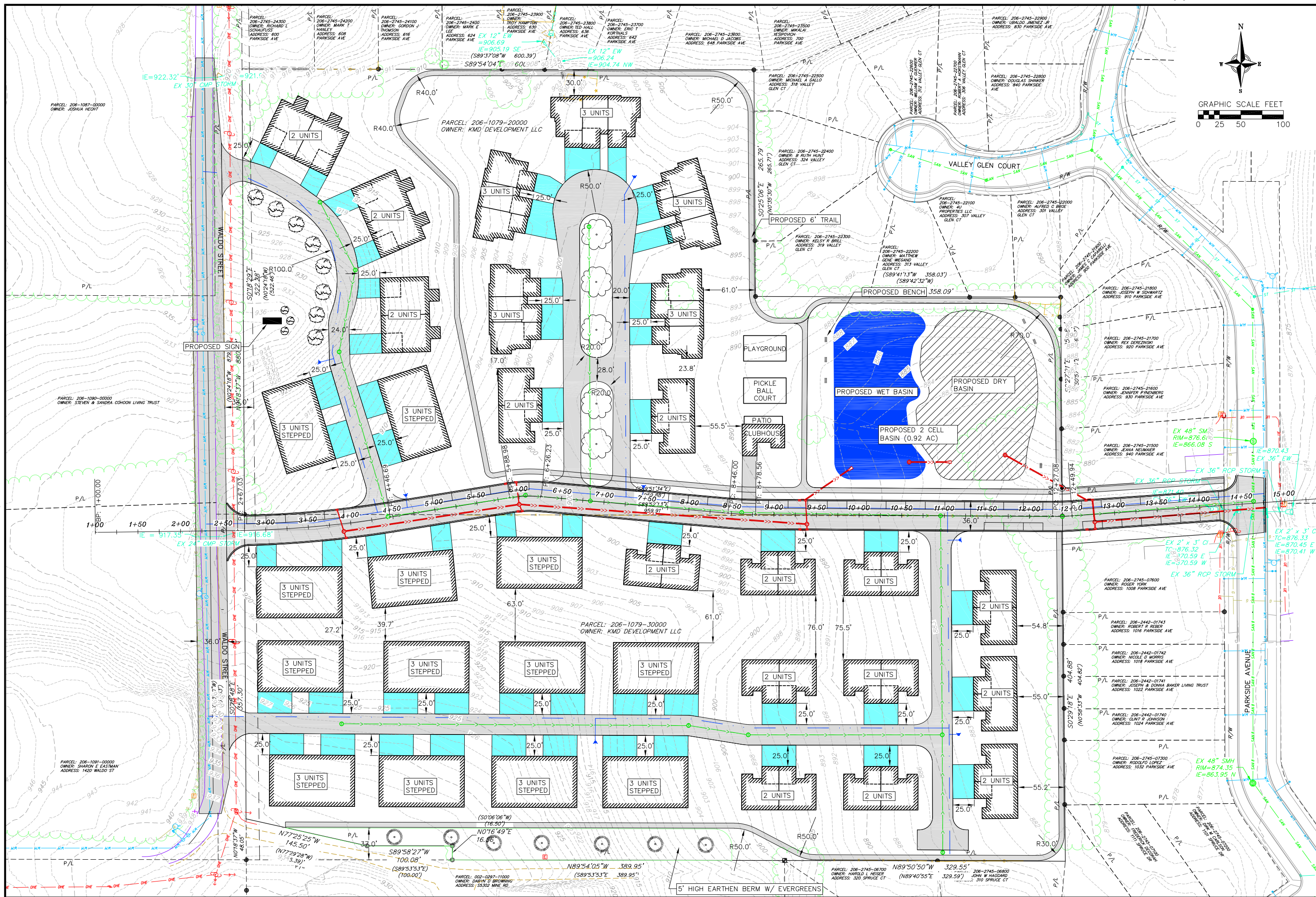


Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision.



Date: May, 2005  
Source: Land Use Field Survey





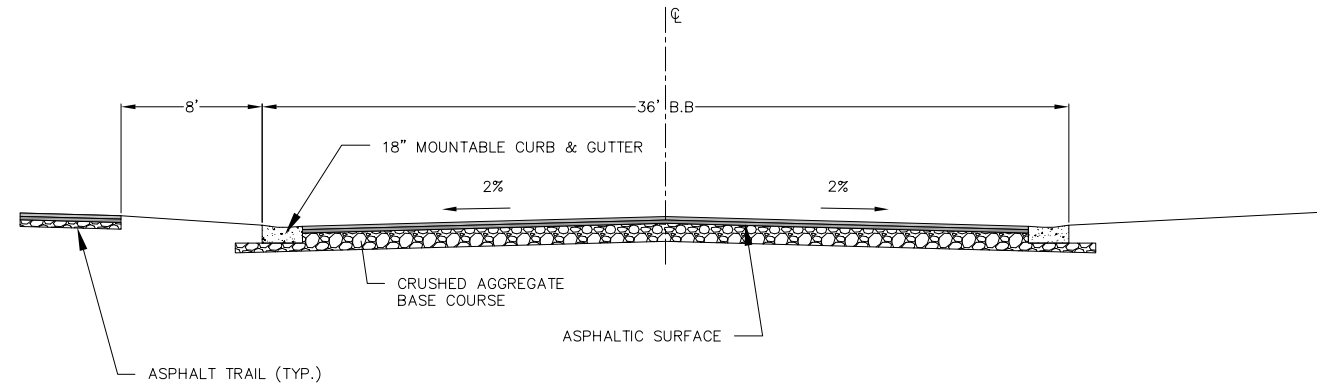
**vierbicher**  
planners | engineers | advisors  
Phone: (800) 261-3598

**SITE PLAN**  
WALDO ST RESIDENTIAL DEVELOPMENT  
CITY OF BARABOO  
SAUK COUNTY, WISCONSIN

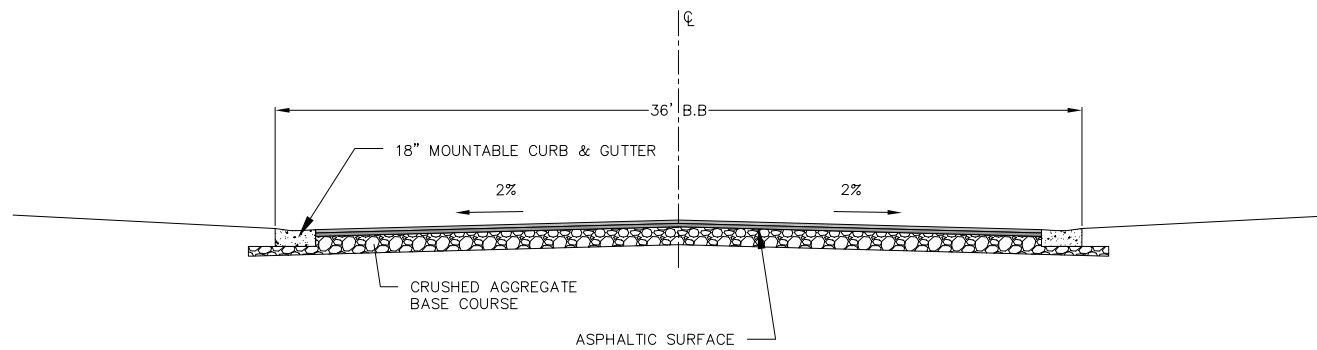
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REVISIONS				
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DRAFTER		TPIL		
CHECKED		NPPA		
PROJECT NO.		220040		
SHEET		1 OF 1		



## Appendix C

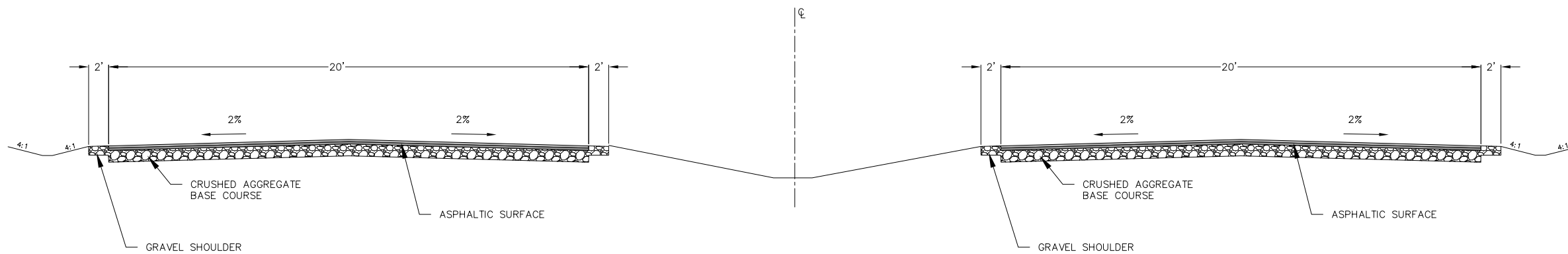


1 TYPICAL SECTION – E-W ROAD W/ TRAIL  
1 NOT TO SCALE



1  
1

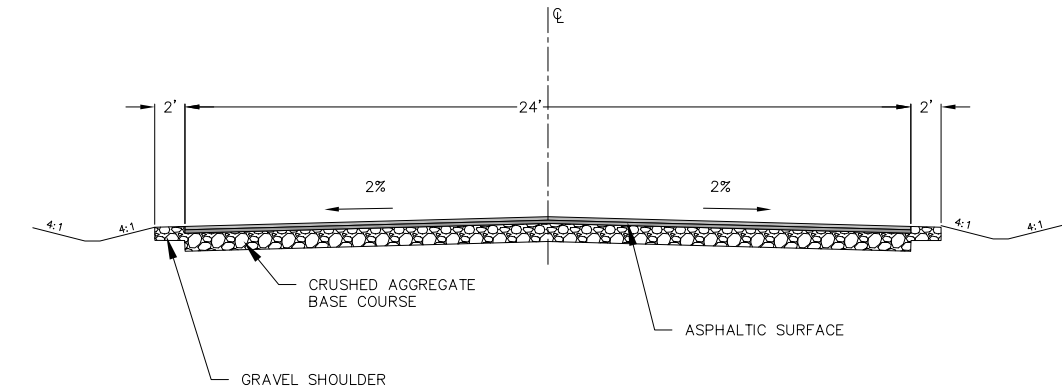
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NOT TO SCALE



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TYPICAL SECTION – NORTHERN CULDESAC

NOT TO SCALE



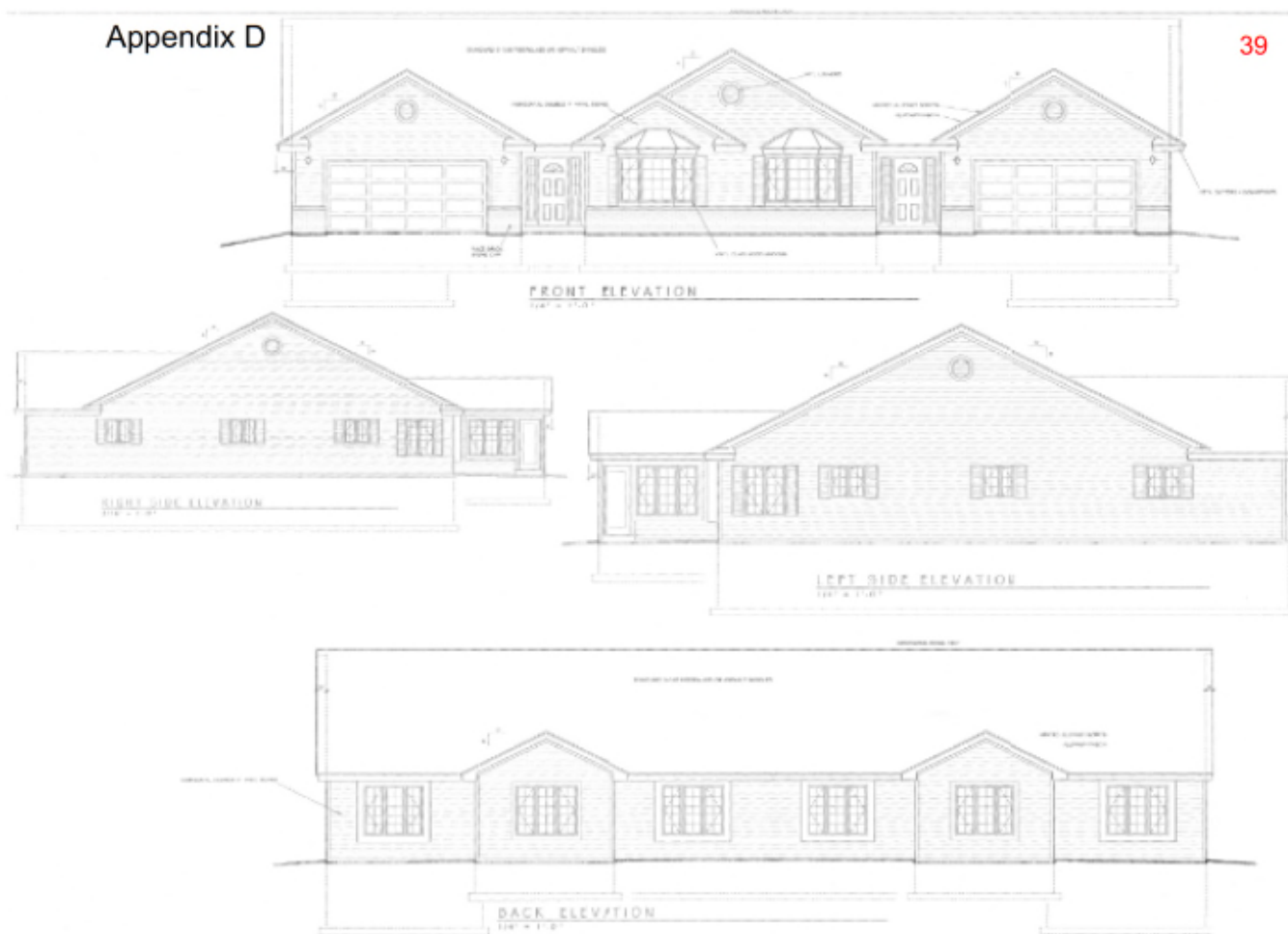
1 TYPICAL SECTION – SIDE ROADS  
1 NOT TO SCALE

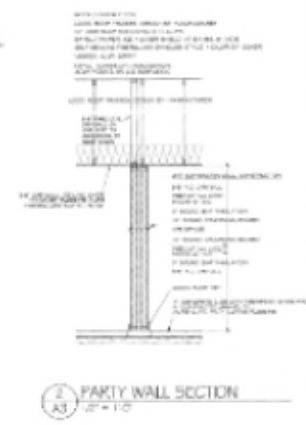
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CHECKED NPFA					
PROJECT NO. 220040					
SHEET					
7 OF 11					



## Appendix D

39





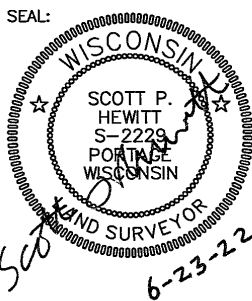


As prepared by:

**GROTHMAN**  
**& ASSOCIATES S.C.**  
 PROFESSIONAL SERVICES

 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
 PHONE: PORTAGE: (808) 742-7768 SAUK: (808) 644-8677  
 FAX: (808) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
 (RED LOGO REPRESENTS THE ORIGINAL MAP)
G & A FILE NO. 422-192DRAFTED BY: T. KASPERCHECKED BY: TGPROJ. 422-192DWG. 422-192 SHEET 1 OF 4

SEAL:



## SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

### GENERAL LOCATION

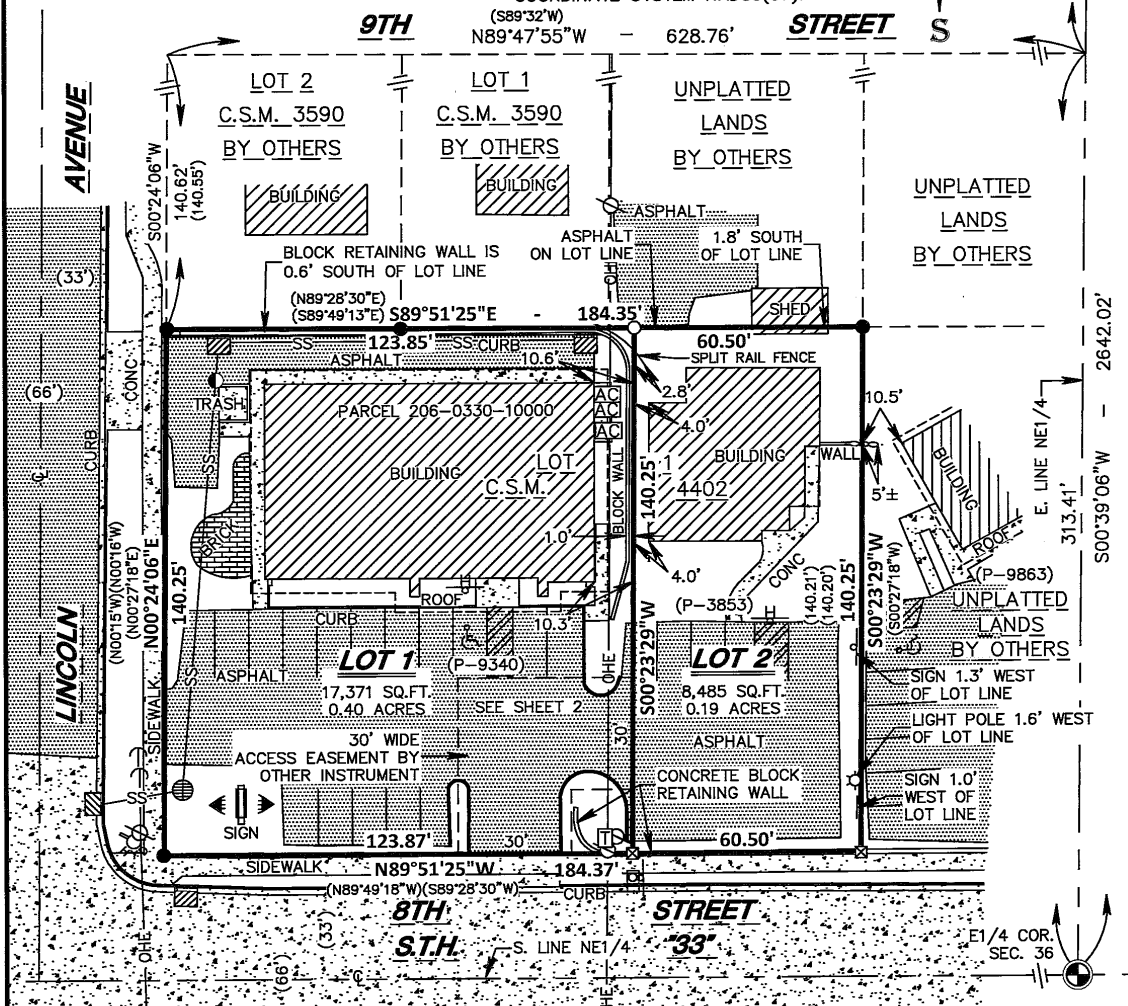
BEING LOT 1, C.S.M. NO. 4402 AS RECORDED IN VOL. 23 OF C.S.M.S, PAGE 4402 AND 4402A AS DOCUMENT NO. 745459, LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 36, T. 12 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN. CONTAINING: 25,858 SQ.FT. - 0.59 ACRES

SCALE: 1" = 40'

NOTE: THE DEPICTION OF AN ACCESS EASEMENT ON THIS SURVEY DOES NOT CONSTITUTE A CREATION OF SUCH EASEMENT. A SEPARATE EASEMENT AGREEMENT OR DOCUMENT MUST BE EXECUTED BY PERSONS HAVING AN INTEREST IN THE REAL ESTATE IN ORDER FOR THE EASEMENT TO BECOME EFFECTIVE.

**BASIS OF BEARINGS:**

IS THE EAST LINE OF THE NE1/4, SECTION 36 WHICH BEARS  
 S00°39'06"W AS REFERENCED TO  
 GRID NORTH SAUK CO.  
 COORDINATE SYSTEM NAD83(97).



**CLIENT/OWNER:** BARABOO SURGERY CENTER LLC  
 1203 8TH STREET  
 BARABOO, WI 53913

As prepared by:

**GROTHMAN & ASSOCIATES S.C.**  
 PROFESSIONAL SERVICES  
 625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8577  
 FAX: (608) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 422-192DRAFTED BY: T. KASPERCHECKED BY: TGPROJ. 422-192DWG. 422-192 SHEET 2 OF 4

SEAL:

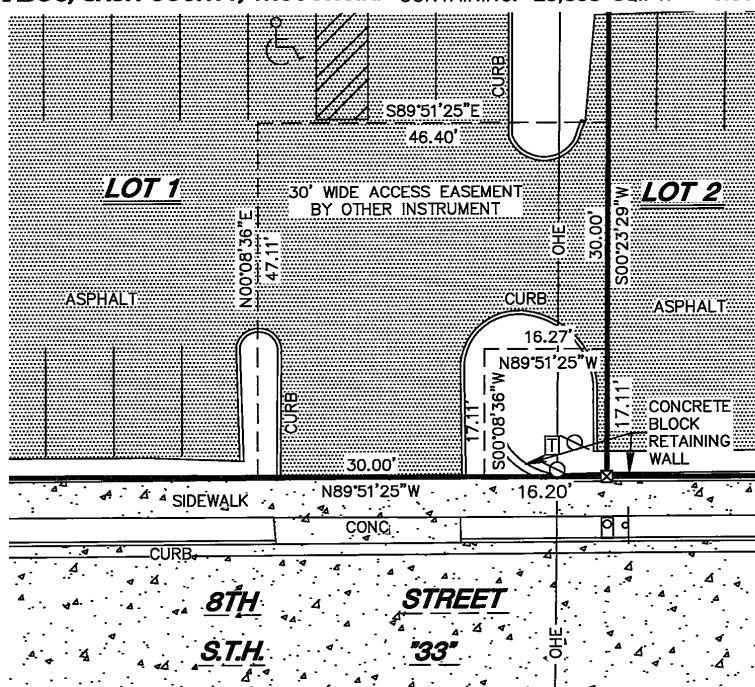


## SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

### GENERAL LOCATION

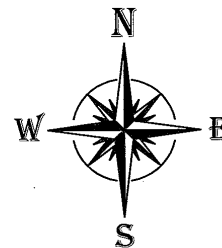
Volume \_\_\_\_\_, Page \_\_\_\_\_

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### LEGEND



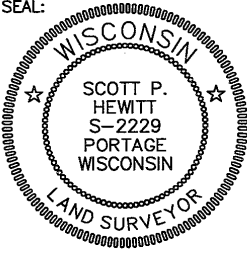
- |  |                                     |
|--|-------------------------------------|
| ○ 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)      | ☆ LIGHT POST                        |
| ● 3/4" IRON ROD FND.                                   | ⬇️ GROUND LIGHT                     |
| △ MAG NAIL SET   | ☐ MAILBOX                           |
| ⊗ DRILL HOLE SET                                       | — SIGN                              |
| ⊙ STANDARD HARRISON MON. & WITNESSES FND. & VERIFIED   | Ⓐ AIR CONDITIONING UNIT             |
| ⊙ 3 1/2" D.O.T. ALUM. MON. & WITNESSES FND. & VERIFIED | Ⓣ TELEPHONE PEDESTAL                |
| ⊙ GUARD POST   | ⦿ FIRE HYDRANT                      |
| ⊙ POWER POLE   | ⊙ CATCH BASIN                       |
| —OHE— OVERHEAD UTILITY LINE                            | ⊙ STORM SEWER DRAIN                 |
| ⋄ GUY WIRE   | —SS— STORM SEWER LINE               |
|  | ( ) PREVIOUS SURVEY OR RECORD INFO. |



SCALE: 1" = 20'

0 10 20 40

CLIENT/OWNER: BARABOO SURGERY CENTER LLC  
 1203 8TH STREET  
 BARABOO, WI 53913

<p>As prepared by:</p> <div style="text-align: center;">  <b>GROTHMAN &amp; ASSOCIATES S.C.</b>          PROFESSIONAL SERVICES  <small>625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901          PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877          FAX: (808) 742-0434 E-MAIL: surveying@grothman.com          (RED LOGO REPRESENTS THE ORIGINAL MAP)</small> </div> <div style="text-align: center;">  </div> <p><b>G &amp; A FILE NO. 422-192</b></p> <p>DRAFTED BY: <u>T. KASPER</u></p> <p>CHECKED BY: <u>IG</u></p> <p>PROJ. <u>422-192</u></p> <p>DWG. <u>422-192</u> SHEET <u>3</u> OF <u>4</u></p>	<p>SEAL:</p> <div style="text-align: center;">  </div>
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**SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**GENERAL LOCATION** Volume \_\_\_\_\_, Page \_\_\_\_\_


**BEING LOT 1, C.S.M. NO. 4402 AS RECORDED IN VOL 23 OF C.S.M.S, PAGE 4402 AND 4402A AS DOCUMENT NO. 745459, LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 36, T. 12 N, R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN** CONTAINING: 25,858 SQ.FT. — 0.59 ACRES

**SURVEYOR'S CERTIFICATE**

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of the **Baraboo Surgery Center, LLC**, I have surveyed, monumented, mapped and divided Lot 1, Certified Survey Map, No. 4402 as recorded in Volume 23 of Certified Survey Maps, pages 4402 and 4402A as Document No. 745459 located in the Southeast Quarter of the Northeast Quarter of Section 36, Town 12 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the Northeast corner of Section 36;  
 thence South 00°39'06" West along the East line of the Northeast Quarter of Section 36, 2,328.61 feet;  
 thence North 89°47'55" West along the South right-of-way line of 9th Street and the Easterly extension thereof, 628.76 feet to the Northwest corner of Lot 2, Certified Survey Map, No. 3590 and the East right-of-way line of Lincoln Avenue;  
 thence South 00°24'06" West along the West line of Lot 2, Certified Survey Map, No. 3590 and the East right-of-way line of Lincoln Avenue, 140.62 feet to the Southwest corner of Lot 2, Certified Survey Map, No. 3590, the Northwest corner of Lot 1, Certified Survey Map, No. 4402 and the point of beginning;  
 thence South 89°51'25" East along the North line of Lot 1, Certified Survey Map, No. 4402, 184.35 feet to the Northeast corner thereof;  
 thence South 00°23'29" West along the East line of Lot 1, Certified Survey Map, No. 4402, 140.25 feet to the Southeast corner thereof and the North right-of-way line of 8th Street;  
 thence North 89°51'25" West along the South line of Lot 1, Certified Survey Map, No. 4402 and the North right-of-way line of 8th Street, 184.37 feet to the Southwest corner of Lot 1;  
 thence North 00°24'06" East along the West line of Lot 1, Certified Survey Map, No. 4402 and the East right-of-way line of Lincoln Avenue, 140.25 feet to the point of beginning.  
 Containing 25,858 square feet (0.59 acres), more or less. Being subject to servitudes and easements of record, if any.

**I DO FURTHER CERTIFY** that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of AE7 Wisconsin Administrative Code, Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance to the best of my knowledge and belief.



**SCOTT P. HEWITT**  
 Professional Land Surveyor, No. 2229  
 Dated: June 23, 2022  
 File No.: 422-192

**CLIENT/OWNER:** BARABOO SURGERY CENTER LLC  
 1203 8TH STREET  
 BARABOO, WI 53913

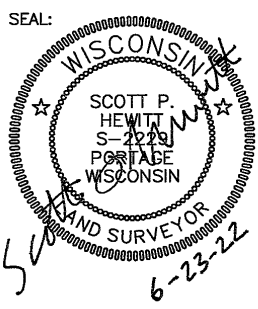


As prepared by:

**GROTHMAN  
& ASSOCIATES S.C.**  
**PROFESSIONAL SERVICES**

 625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
 PHONE: PORTAGE: (800) 742-7788 SAUK: (800) 844-0877  
 FAX: (800) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
 (RED LOGO REPRESENTS THE ORIGINAL MAP)
G & A FILE NO. 422-192DRAFTED BY: T. KASPERCHECKED BY: TGPROJ. 422-192DWG. 422-192 SHEET 4 OF 4

SEAL:


**SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**
**GENERAL LOCATION**

Volume \_\_\_\_\_, Page \_\_\_\_\_

**BEING LOT 1, C.S.M. NO. 4402 AS RECORDED IN VOL. 23 OF C.S.M.S, PAGE 4402 AND 4402A AS DOCUMENT NO. 745459, LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 36, T. 12 N., R. 6 E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.** CONTAINING: 25,858 SQ.FT. — 0.59 ACRES

**PLAN COMMISSION RESOLUTION**

**RESOLVED** that this Certified Survey Map in the City of **Baraboo**, Sauk County, Wisconsin is hereby approved by the Plan Commission.

\_\_\_\_\_  
Mayor\_\_\_\_\_  
Date\_\_\_\_\_  
City Engineer\_\_\_\_\_  
Date

I HEREBY certify that the foregoing is a copy of a Resolution adopted by the Plan Commission of the City of

**Baraboo**, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
City Clerk\_\_\_\_\_  
Date

**CLIENT/OWNER:** BARABOO SURGERY CENTER LLC  
 1203 8TH STREET  
 BARABOO, WI 53913